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# china town

**1970** CENSUS: POPULATION AND HOUSING  
SUMMARY AND ANALYSIS

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CHINATOWN  
1970 CENSUS: POPULATION AND HOUSING  
SUMMARY AND ANALYSIS

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## P R E F A C E

This report is presented as a continuing effort of the Department of City Planning to compile and analyze 1970 Census data. Earlier this year, the Department published the city-wide San Francisco 1970 Census Summary and Analysis. This report focuses on San Francisco's Chinatown Area. Specifically, the report includes an analysis of the Chinatown "Expanded Area" generally bounded by Van Ness, California, Sansome and Chestnut Streets. Census materials on population and housing included herein have important implications for determining public policy, formulating and evaluating program recommendations, and carrying out improvements in the Chinatown area.

As part of the Department of City Planning's Area Planning Program and in its role as the Key Census Agency for San Francisco, it is anticipated that, within the limits of staff and budgetary resources, similar census reports will be prepared on other communities of the city in the near future.



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## I N T R O D U C T I O N

The purpose of this report is to present a current analysis of San Francisco's Chinatown area, based on data from the 1970 U.S. Census.\* The report includes comparisons between the 1960 and 1970 Census in order to indicate changes in the City's and in Chinatown's population and housing conditions.

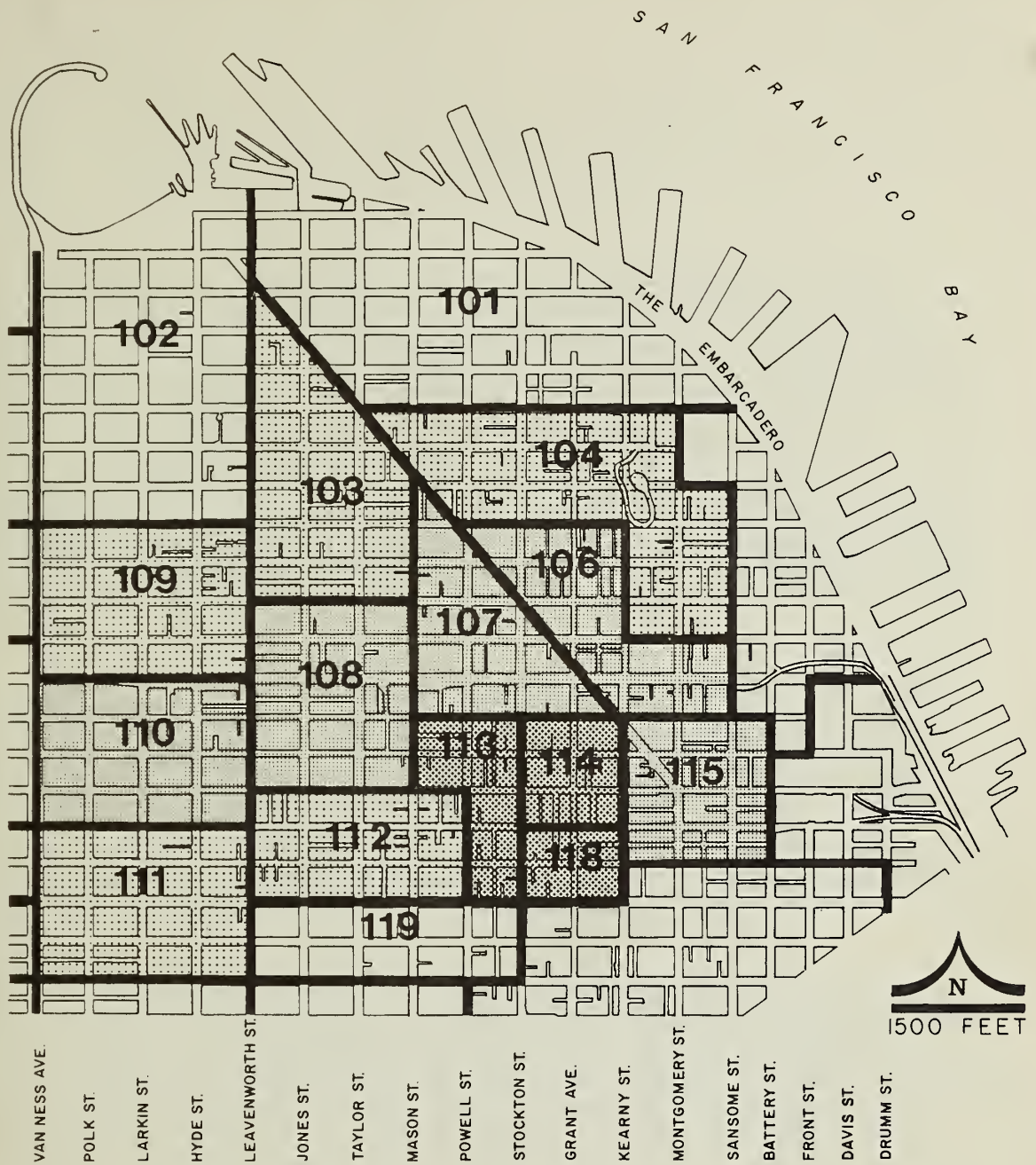
Three geographical definitions of the Chinatown area are used in this report: 1) the Chinatown Core Area; 2) the Chinatown Residential Area; and 3) the Chinatown Expanded Area (Figure 1). The Core Area comprises census tracts 113, 114 and 118, covering a total of 40 net acres. In 1970, the percentage of Chinese population to total population in this area was 88.5 percent. The Chinatown Residential Area consists of the Core Area and five additional census tracts (106, 107, 108, 110 and 115) covering a total of 224 net acres. Of the total population in this area, 73.7 percent was Chinese. The Chinatown Expanded Area covers all the census tracts mentioned above, plus census tracts 103, 104, 109, 111 and 112, comprising a total of 428 net acres. In 1970, 56.6 percent of the population in this Expanded Area was Chinese. Unless otherwise noted, "Chinatown" in this report includes all census tracts in the Expanded Area.

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\*Excerpts of housing and population data released after completion of the final draft of this report have been added in Appendix IV.



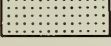


JEFFERSON ST.  
 BEACH ST.  
 NORTH POINT ST.  
 BAY ST.  
 FRANCISCO ST.  
 CHESTNUT ST.  
 LOMBARD ST.  
 GREENWICH ST.  
 FILBERT ST.  
 UNION ST.  
 GREEN ST.  
 VALLEJO ST.  
 BROADWAY  
 PACIFIC AVE.  
 JACKSON ST.  
 WASHINGTON ST.  
 CLAY ST.  
 SACRAMENTO ST.  
 CALIFORNIA ST.  
 PINE ST.  
 BUSH ST.  
 SUTTER ST.



## CHINATOWN BOUNDARIES

## FIGURE 1

-  CORE AREA
- PLUS  RESIDENTIAL AREA
- PLUS  EXPANDED AREA

(1970 CENSUS TRACTS)





## S U M M A R Y

1. Contrary to citywide trends, the population of the Chinatown Expanded Area grew slightly between 1960 and 1970, from 55,091 to 56,013, an increase of 1.8 percent. This gain in population is to a large extent the result of a large influx of Oriental population, mainly Chinese, which offset losses of white and Negro population in the area. Population density continues to be extremely high as compared to the city's average and to other neighborhoods in the city. Occupying only about 1.9 percent of the city's total acreage, this Chinatown Expanded Area actually accommodated some 7.8 percent of the city's total population. Its density reached a high of 228.1 persons per net acre, 7.2 times greater than the city's average of 31.7 persons per net acre.

2. Of the total population in the Chinatown Expanded Area, 56.6 percent were Chinese. Other Orientals included Filipinos (760 persons), Japanese (386 persons), and Koreans (98 persons). While a high concentration of Chinese and other Orientals was still evident in the conventionally defined Chinatown "Core" Area, in which 88.5 percent of the population was Chinese, a continuing trend of migration to adjacent areas boosted the concentration of Chinese and other Orientals in the Residential Area to 73.7 percent, and that in the Expanded Area to 56.6 percent.

3. The Chinese population has increased not only in the Chinatown Expanded Area, but also in certain other neighborhoods within the city. The Richmond district now accommodates more than 17.5 percent of the total Chinese population in San Francisco; Inner and Outer Sunset together house some 7.2 percent of the total Chinese population. The Chinatown Expanded Area itself accounts for some 54.1 percent of the total Chinese population in the city.

4. According to the 1970 Census, the Chinese population has increased throughout the Nation in the past decade. There was a total of 435,062 Chinese in the United States in 1970, an increase of 83.3 percent over the total in 1960. San Francisco ranks second only to New York City in the number of Chinese. San Francisco contains some 13.5 percent (equivalent to 58,696) of the total Chinese population in the United States compared to 15.9 percent for New York. However, San Francisco comprises the highest percentage of Chinese population in relation to its total population than any other city in the Nation.

5. Nationally and locally, the increase in Chinese population in the last decade was attributed to immigration rather than





to natural increases. A significant finding of the 1970 Census was that, in San Francisco's Chinatown Expanded Area, the population in the age group "under 5" had decreased by some 34.3 percent in the past decade.

6. Youths and young adults between the ages of 15 and 24, as well as elderly persons aged 65 and over, are the only age groups in the Chinatown Expanded Area that experienced an increase in the past decade. In 1970, there were 9,854 people between the ages of 15 and 24 in Chinatown, an increase of 84.0 percent from 1960 population figures. This segment of population accounts for 17.6 percent of the total Chinatown population and 7.9 percent of the city's population for this age group. The increase in numbers of senior citizens in Chinatown was less dramatic but quite significant. There were 8,068 elderly persons in Chinatown in 1970, an increase of 16.5 percent from 1960 and comprising 14.4 percent of the Area's total population, and 8.1 percent of the city's population for this age group.

7. While the increase of age group 15-24 is attributed to the worldwide post-war baby boom, accelerated by recent immigration of families with children of this age, the increase in elderly population is attributed to better medical service and, thus, longer survival rates. In addition, considerable numbers of elderly women immigrated into the United States during the ten years to rejoin their husbands.

8. The changes in distribution of age groups has resulted in a slightly higher median age for the Chinatown Expanded Area (36.0) than the average for the city as a whole (35.7). The median age of Chinatown's nonwhite population, 33.5, was much higher than the city's median of 26.9.

9. Major differences in population trends occurred between male and female numbers of the Chinatown area. In 1960 the male portion of the total population in the Area exceeded the female portion by 7 percent; this difference shrank to a mere 0.6 percent in 1970. Notable increases were found in the young females aged 15-25 as well as female senior citizens aged 65 and over.

10. The total family population (comprising family heads, their wives, children and others related to the heads by blood) in Chinatown increased by 5.8 percent during the decade from 36,780 in 1960 to 38,905 in 1970. The number of families increased by 2.4 percent. The average family size also increased slightly from 3.3 in 1960 to 3.4 in 1970.

11. Of the total families living in the Chinatown Area, 42.8 percent had children under 18. The average number of children under 18 per family ranged from a high of 2.3 per family in the core Chinatown area to 1.9 in the outskirts.





12. The total number of households decreased by 2.0 percent during the decade from 26,110 in 1960 to 25,575 in 1970. The decrease of households was mainly caused by the decrease of primary individuals which together with heads of families constituted the total number of households. The decrease of primary individuals, a loss of 5.4 percent from 1960, is contrary to the general increase of primary individuals not only in San Francisco but in the Bay Area as well. The large inflow of family population and inappropriate supply of housing units may have encouraged emigration of primary individuals. However, there were still 14,040 primary individuals recorded in 1970 equaling to 54.9 percent of the Area's total households.

13. Housing trends in the Chinatown Area indicate a shrinking stock. During the past decade, a net total of 1,442 housing units were lost, representing a decline of 5.0 percent of the housing stock in the Area. In 1970, the total housing stock in the Expanded Area was 27,109 units, comprising 8.7 percent of the city's total housing stock.

14. Housing units in Chinatown are still predominantly renter-occupied, despite declines in these units and increases in owner-occupied units in the Area in the past decade. Of the total housing units in the Expanded Area, 83.1 percent (22,524) were renter-occupied. Owner-occupied units amounted to 11.3 percent of the total housing stock, of which 449 were condominium and cooperative housing units. These 449 units represent 91.1 percent of the city's total condominium and cooperative housing units.

15. Vacant units were found to be more scarce than ten years ago. Only 12 units were classified as vacant for sale and 899 units vacant for rent in 1970. The vacancy rate was 0.4 percent and 3.8 percent respectively, both lower than the city's vacancy rates, which were 0.7 percent and 4.7 percent.

16. A high proportion of the housing stock in the Chinatown Expanded Area consisted of small-size housing units with two rooms or less. These small-size housing units, totalling 10,149 in the Area, comprised some 14.2 percent of the city's total for this category of housing units. In the conventionally defined Chinatown "Core" Area, more than two-thirds of the housing stock consisted of units of two rooms or less; this is consistent with the concentration of hotel-type housing in the Area and also relates to the demand generated by the Area's residents, comprising mostly single elderly and primary individuals. However, a decrease was recorded in the total number of these small-size units.

17. Overcrowding continues to be one of the most serious housing issues in the Chinatown Expanded Area. According to the 1970 Census, some 13.4 percent of the total housing stock in the





Area was classified as overcrowded, i.e., with 1.01 or more persons per room in each unit classified. Of these 3,430 overcrowded units, more than one-fourth was located in the Chinatown "Core" Area; this level of concentration was three and a half times higher than the city's proportion of overcrowded units to total housing stock, which stood at 7 percent in 1970. About 16.5 percent of the city's overcrowded units were located in Chinatown.

Overcrowded units in the Expanded Area were 52.2 percent higher than the level in 1960. This rate of increase was almost six times the city's average rate of increase. It was also found that, in 1970, some 7.5 percent of the overcrowded units in the Chinatown Expanded Area were, in fact, highly overcrowded (i.e., units with 1.5 or more persons per room). This group of housing units, totalling about 1,900 units, comprised nearly one-fourth of the highly overcrowded housing units in the city.

18. Quite a number of the housing units were found to be deficient in both plumbing facilities and in kitchen facilities. These substandard housing units account for 26 percent of the city's total substandard housing and 19 percent of the total housing stock in the Expanded Area. The highest concentration, amounting to 43.7 percent, was located in the Chinatown Core Area.

19. In addition to substandard living conditions, the rent situation in the Chinatown Expanded Area is extremely grave. The overall picture provided by the 1970 Census on rent levels in the Chinatown Expanded Area was that of large increases. The median rent in the Expanded Area increased by 98.1 percent, rising from \$65 in 1960 to \$125 in 1970. (The 1960 median rent of \$65 represents actual dollar value as reported in 1960 Census; when converted to 1970 dollar value, this median rent would instead be \$78.) Had the public housing units in the Area been isolated from analysis, the increase would have been more distressing. While economic and income data are not yet available for analysis and comparison, it is conceivable that the increase in rental rates in the Area far exceed the rate of increase of household incomes.

20. According to the 1970 Census, units rentint at \$100 to \$149 per month had increased by some 234.4 percent in the past decade, while those renting at \$150 or more increased by a more alarming rate of 494.6 percent in the same period. Units renting at less than \$100 decreased by 62.4 percent.



## P O P U L A T I O N

In contrast to the previous decade (1950-1960), the population in the Chinatown Expanded Area showed a marked increase during the decade 1960-1970 (Figure 2). The total population in the Expanded Area was 56,013 in 1970, 1.8 percent more than in 1960. These fifty-six thousand persons constituted 7.8 percent of the total population of San Francisco of 715,674. The city's 1970 population, however, was 3.3 percent lower than that of 1960.

In the 428-acre Chinatown Expanded Area, the population changes between 1960 and 1970 were not evenly distributed among the Area's census tracts (Figure 3). The oversaturated Chinatown Core Area registered a decrease of 2.2 percent in its population between 1960 and 1970. However, the actual decrease was recorded only in Census Tract 118, one of three Core Area tracts, for a loss of 473 persons.

Census Tract 115, lying on the eastern boundary of the Chinatown Residential Area, also recorded a decrease of 984 persons during the last decade, although the overall population of the Residential Area increased significantly during the same period. The loss of population in these tracts can in part be attributed to pressures from the adjacent downtown financial and commercial districts. Land in Tracts 118 and 115 have undergone a transition to commercial from residential development. Demolition of old housing units to provide space for the construction of new office buildings has thus brought about a loss in the residential population. Some of the loss in population in Tract 115 may also be due to a change in boundaries between the 1960 and 1970 census tracts. Minor modifications in the boundaries were made which could have resulted in an apparent population loss.

Increases in population were recorded in all the other tracts in the Residential Area, including the two of the Core Area. The increase was more than sufficient to offset the decrease in Tracts 118 and 115. The total increase throughout the area amounted to one percent.

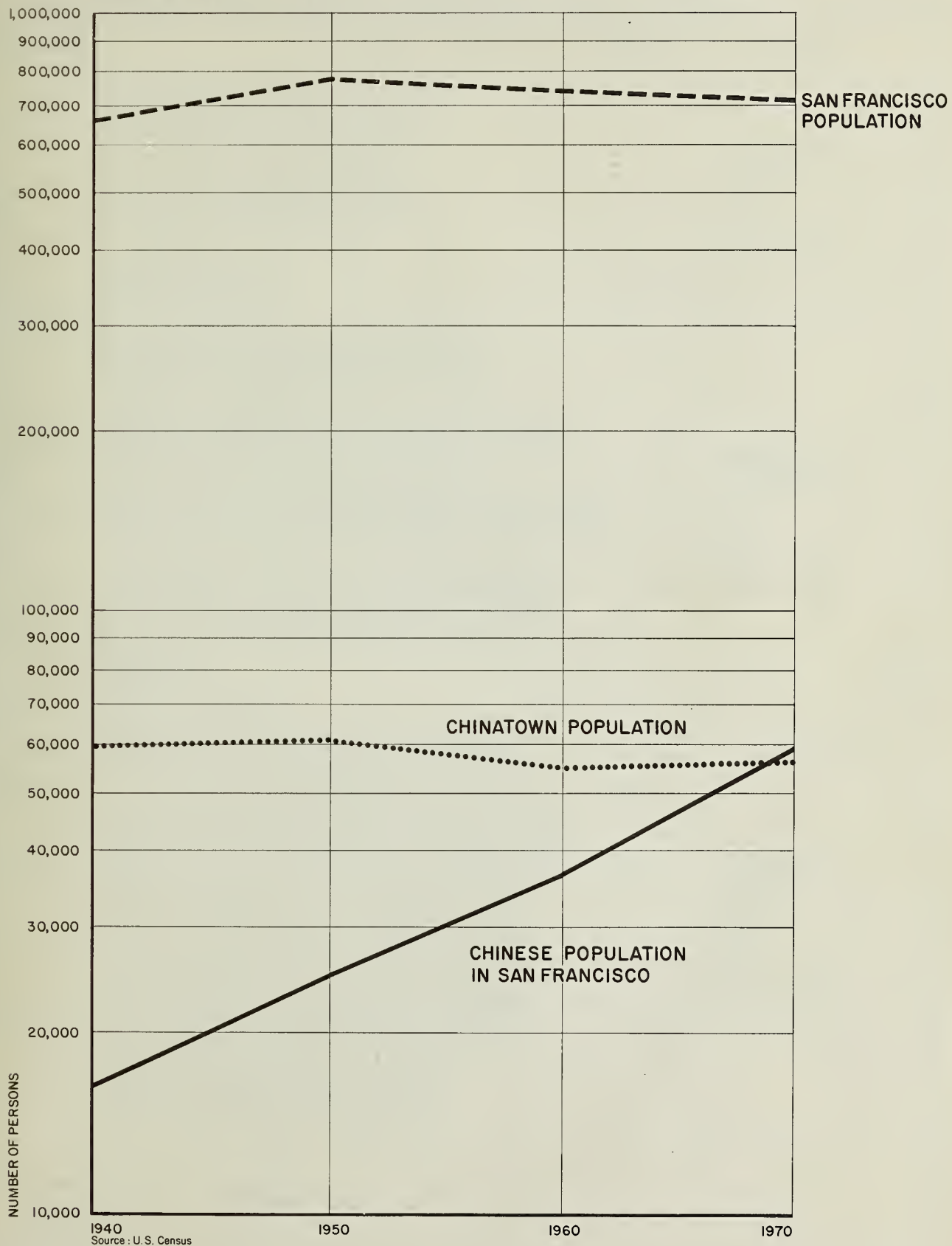
Population increases were significant in Tracts 107, 108 and 112. Tract 107, lying adjacent to the Core Area in the inner North Beach area, has become an extended arm of the traditional Core Area, as indicated by the high percentage of Chinese population (75 percent). The completion of the North Ping Yuen project in 1961 has also brought in a new group of residents. Tract 108, the southern slope of Russian Hill, has also attracted a new inflow of residents, of whom a large number are oriental, as reflected by the percentage change in nonwhite population between 1960 and 1970. The movement occurred mainly





# POPULATION CHANGES · 1940-1970

FIGURE 2

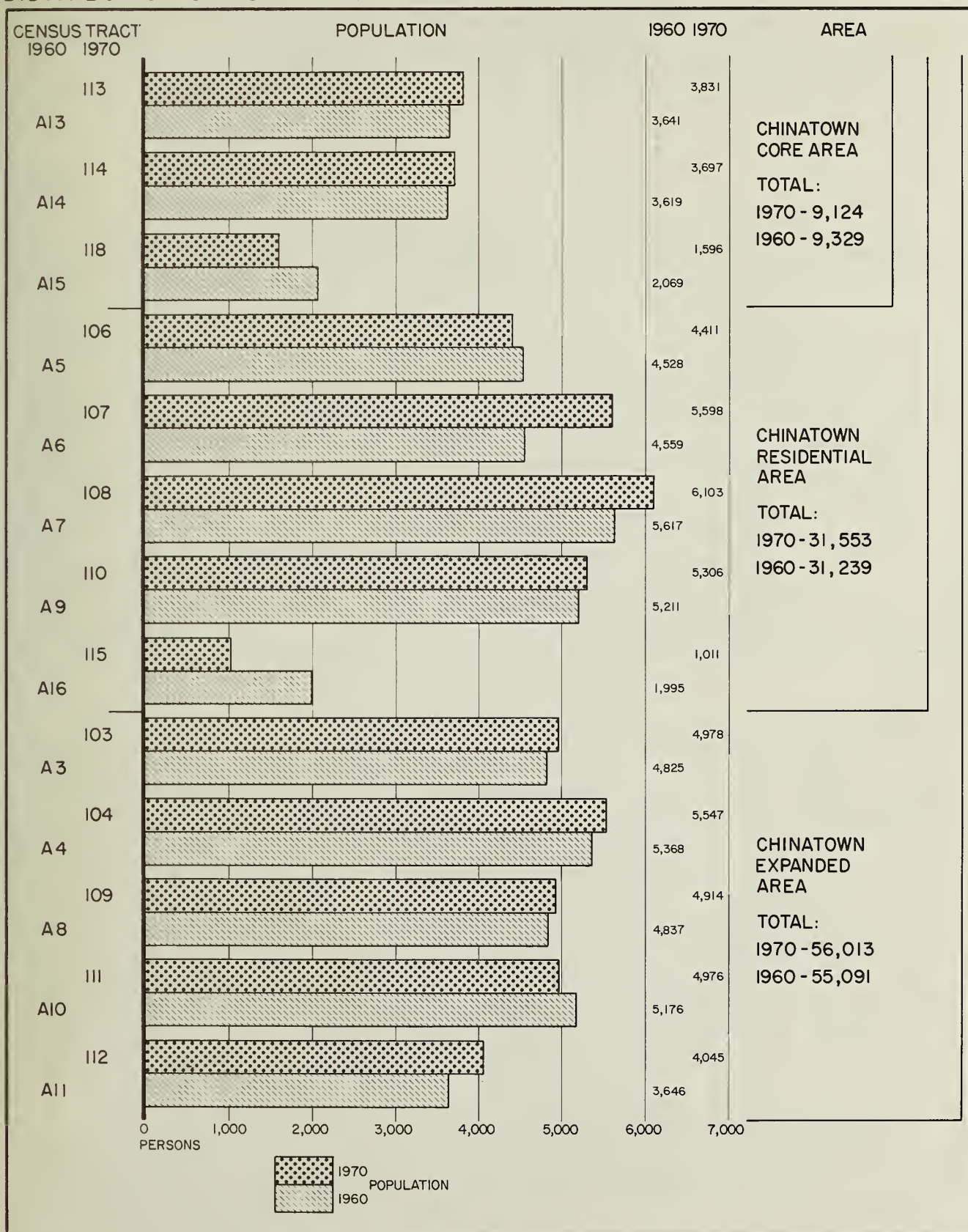






DISTRIBUTION OF POPULATION IN CHINATOWN 1960 AND 1970

FIGURE 3





along the east-west gulches on streets like Washington, Jackson and Pacific. The upper Nob Hill neighborhood, represented by Tract 112, also attracted increased number of high-income people moving into newly constructed luxury apartment buildings on the hill.

### Race

The population increase recorded in the Chinatown Expanded Area was caused by a large influx of "other nonwhite" population (a total increase of 5,573 persons), which offset the emigration of both white and Negro population (a total decrease of 4,616 and 35 persons respectively) from the Area. The percentage of other nonwhites to the total population in the Expanded Area was 50.5 percent in 1960; in 1970, it rose to 59.5 percent, representing a total of 33,331 persons. By definition, "other nonwhite" population comprises a combination of Chinese, Japanese, Filipino, Korean, Hawaiian, Indian and other; in reality, over 95.2 percent of this segment of population in the Expanded Area was Chinese. In 1970, there were 31,729 Chinese, 56.6 percent of the total population, in the Expanded Area. The Chinese population exceeded the white population of 22,305 by 42.2 percent. Other oriental population in the Area is far less than the Chinese population; there were a total of 770 Filipinos, 386 Japanese, 98 Korean. The total Negro population was only 376 persons in 1970. Both white and Negro population registered a substantial decrease of 17.1 percent and 8.5 percent during the decade (Tables 1-A and 1-B).

The decrease in white population in 1960-1970 is a continuation of the trend recorded in 1950-1960. This trend conforms to the general city pattern of emigration of white families. The emigration of whites from the Chinatown Area might have been accelerated by the large inflow of Chinese immigrants. Conversely, the "other" nonwhite population (Negro excepted) continued to expand, occupying areas extending outward from the Core Area, and replacing the vacuum caused by emigrating white population at the outskirts of the Residential and Expanded Areas. All census tracts in the Expanded Area indicated an increase in the percentage of "other" population, which, in 1970, ranged from 82 to 98.5 percent in the Core Area, 66 to 86 percent in the Residential Area (the Core Area tracts excluded) and 33 to 48 percent in the outskirt tracts of the Expanded Area. Comparable increases for these three areas in 1960 were 82 to 99, 54 to 66, and 21 to 41 percent respectively.

The large increase of Chinese population can be attributed to the relaxation of U.S. Immigration laws during the decade, which encouraged an inflow of Chinese from Hong Kong and Taiwan. Data from the U.S. Immigration and Naturalization Office's annual reports from 1960 to 1970 show a total of 126,437 Chinese







TABLE 1-A  
NUMBER AND PERCENT OF POPULATION BY RACE  
1960 - 1970

	Total		White		Negro		Other	
	Number	%	Number	%	Number	%	Number	%
1970:								
SF*	715,674	100	511,186	71.4	96,078	13.4	108,410	15.2
CA*	9,124	100	826	9.1	55	0.6	8,243	90.3
RA*	31,553	100	7,089	22.5	231	0.7	24,233	76.8
EA*	56,013	100	22,306	39.8	376	0.7	33,331	59.5
1960:								
SF	740,310	100	604,403	82.0	74,383	10.0	61,530	8.0
CA	9,329	100	838	9.0	26	0.2	8,645	91.0
RA	31,239	100	9,198	29.0	380	1.0	21,661	69.0
EA	55,091	100	26,922	49.0	411	1.0	27,758	50.0
1960-70 Inc/Dec*:								
SF	-24,642	-3.3	-93,217	-15.4	+21,695	+29.2	+46,880	+76.2
CA	-205	-2.2	-12	-1.4	+29	+11.5	-222	-2.6
RA	+314	+1.0	-2,109	-22.9	-149	-39.2	+2,742	+11.4
EA	+922	+1.8	-4,616	-17.1	-35	-8.5	+5,573	+20.1

\*Abbreviations used throughout these tables:

SF = City and County of San Francisco; CA = Core Area;

RA = Residential Area; EA = Expanded Area; Inc/Dec = Increase/  
Decline

Source: 1960 and 1970 U.S. Census

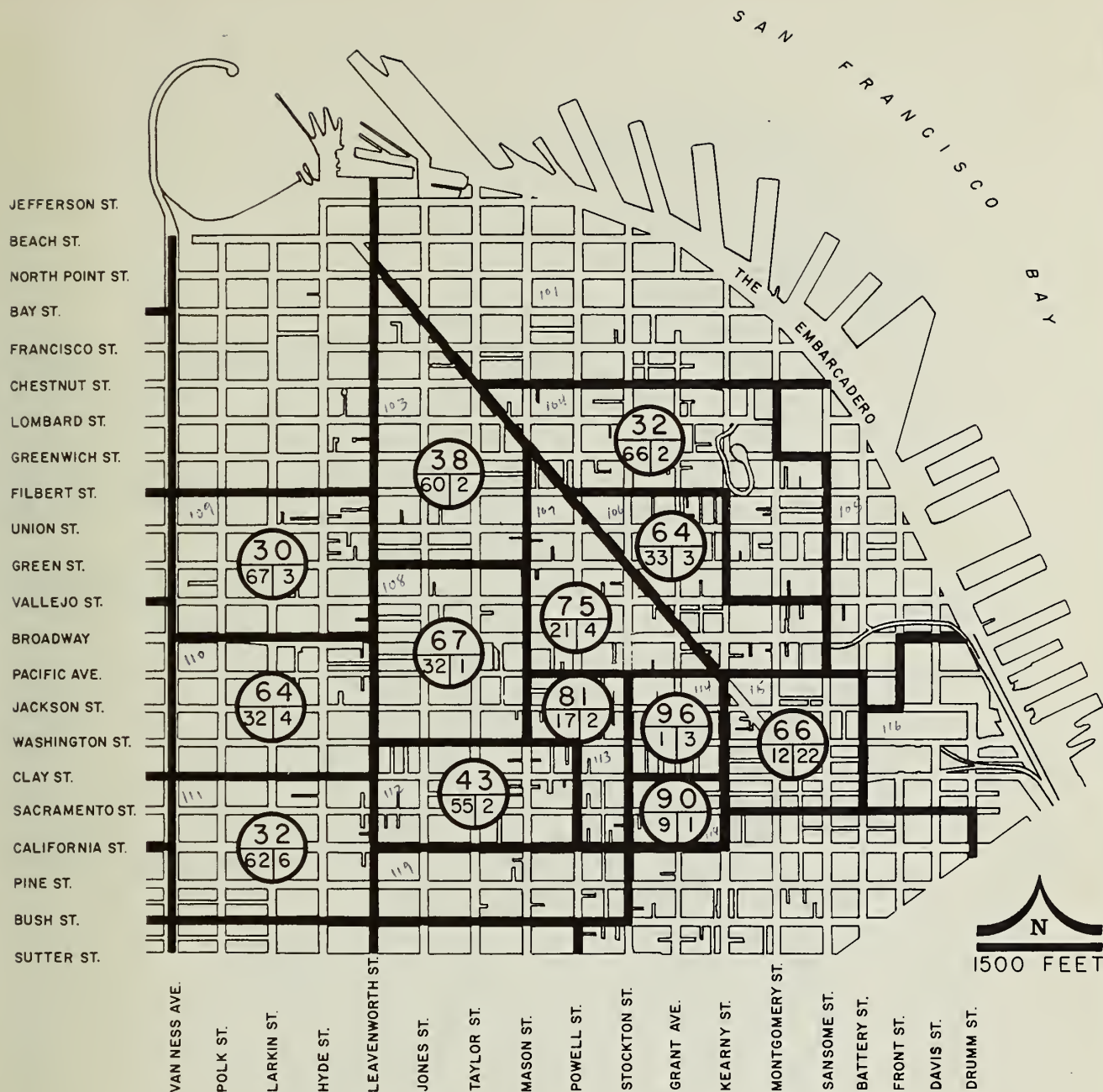


TABLE 1-B  
NUMBER AND PERCENT OF "OTHER" POPULATION, 1970

	City			Core Area			Residential Area			Expanded Area		
	No.	%	% of Total Pop.	No.	%	% of Total Pop.	No.	%	% of Total Pop.	No.	%	% of Total Pop.
Total	108,410	100%	15.2	8,243	100%	90.3	24,233	100%	76.8	33,331	100%	59.5
Chinese	58,696	54.1	8.2	8,073	97.9	88.5	23,246	95.9	73.7	31,729	95.1	56.6
Filipino	24,694	22.8	3.5	111	1.3	1.2	580	2.4	1.8	760	2.3	1.4
Japanese	11,705	10.8	1.6	23	0.3	0.2	159	0.7	0.5	386	1.1	0.7
Korean	1,216	1.1	0.2	7	0.1	0.1	57	0.2	0.2	98	0.3	0.2
Hawaiian, Indian & Other	12,099	11.2	1.7	29	0.4	0.3	191	0.8	0.6	58	0.2	0.6

Source: 1970 U.S. Census





DISTRIBUTION OF CHINATOWN POPULATION  
BY RACE AND CENSUS TRACT, 1970

FIGURE 4.

% OF CHINESE POPULATION → (75)  
% OF WHITE POPULATION → (21) % OF NEGRO and OTHER POPULATION → (4)

Source. U.S. Census 1970







# DISTRIBUTION OF CHINESE POPULATION IN SAN FRANCISCO, 1970

FIGURE 5

TOTAL NUMBER OF CHINESE IN SAN FRANCISCO, 1970: 58,696

10,265  
17.5%  
1  
TOTAL NUMBER OF CHINESE  
RESIDING IN THE PLANNING DISTRICT  
% OF THE TOTAL CHINESE POPULATION  
IN SAN FRANCISCO  
PLANNING DISTRICT

476 TRACTS WITH 201 OR MORE CHINESE RESIDENTS

203 CENSUS TRACT

## PLANNING DISTRICTS

- |                     |                    |                    |
|---------------------|--------------------|--------------------|
| 1. RICHMOND         | 6. BUENA VISTA     | 11. BERNAL HEIGHTS |
| 2. MARINA           | 7. CENTRAL         | 12. SOUTH CENTRAL  |
| 3. NORTHEAST        | 8. MISSION         | 13. INGLESIDE      |
| 4. DOWNTOWN         | 9. SOUTH OF MARKET | 14. INNER SUNSET   |
| 5. WESTERN ADDITION | 10. SOUTH BAYSHORE | 15. OUTER SUNSET   |



immigrants\* entered the U.S. from 1960 to 1970, of whom 77.5 percent or 97,987 entered after June 1965. (See Appendix II for more detailed immigration data.)

San Francisco is the second most popular city in the nation as a place to reside for Chinese immigrants. New York City is the highest reception center. Between 1960 and 1970, there was an increase of 61.1 percent in the Chinese population of the City of San Francisco, with a total of 58,696 in 1970 as compared with 36,445 in 1960. Though San Francisco ranked next to New York in the total number of Chinese population (58,696 vs. 69,324), San Francisco's Chinese population comprises 8.2 percent of the city's total population compared to only 0.9 percent for New York City (Appendix III).

The Chinese population in the Expanded Area accounted for some 54.1 percent of the total Chinese population in the city. The Richmond district has the second largest proportion of Chinese in the city, containing a total of 10,265 Chinese, or 17.5 percent of the total San Francisco Chinese population. Figure 4 shows the percentage of Chinese, white and other population groups in the Chinatown Expanded Area by census tracts, and Figure 5 indicates the distribution of Chinese population among the 15 planning districts of the city.

### Age

In 1970, Chinatown's highest population concentration was in age groups 15-24 and 25-34, comprising 17.6 and 15.2 percent respectively of the total population in the Area. Senior citizens, persons 65 and over, was third in population concentration, accounting for 14.4 percent of the total population (Table 2).

A comparison with 1960 figures reveals that of all age groups, only the 15-24 group and the 65 and over group experienced an increase in population. The size of the 15-24 age group is consistent with the expected postwar birth boom and the post-1965 relaxed immigration pattern which included a large influx of immigrant families with their postwar "baby crop". There were a total 17,914 immigrants of age 10-19 entering the United States between 1966 and 1970\*\*, comprising 18.3 percent of the total immigration between 1966 and 1970. The 1970 Census recorded 9,854 young people of age 15-24 in the Expanded Area, representing 7.6 percent of the city's total for this age group.

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\*Immigrants whose places of birth are either China, Taiwan or Hong Kong.

\*\*The impact of the Immigration Act of 1965 was not apparent until 1966.







TABLE 2  
NUMBER AND PERCENT OF POPULATION BY AGE  
1960 - 1970

	Total		Under 5		5 - 14		15 - 24		25 - 34		35 - 44		45 - 54		55 - 64		65 and Over	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
1970:																		
SF	715,674	100	43,003	6.0	89,564	12.5	124,506	17.4	107,699	15.0	79,997	11.2	86,638	12.1	84,529	11.9	99,738	13.9
CA	9,124	100	392	4.3	1,184	13.0	1,520	16.7	780	8.5	1,055	11.6	1,063	11.6	1,338	14.7	1,792	19.6
RA	31,553	100	1,465	4.7	4,115	13.0	5,520	17.5	3,912	12.4	4,073	12.9	3,824	12.1	3,843	12.2	4,801	15.2
EA	56,013	100	2,445	4.4	6,290	11.2	9,854	17.6	8,512	15.2	7,384	13.2	6,927	12.4	6,533	11.6	8,068	14.4
1960:																		
SF	740,316	100	58,851	8.0	98,189	13.3	91,155	12.3	98,226	13.3	101,136	13.6	105,875	14.3	93,276	12.6	93,608	12.6
CA	9,329	100	621	6.7	1,524	16.3	761	8.1	1,228	13.2	1,120	12.0	1,417	15.2	1,420	15.2	1,238	13.3
RA	31,239	100	2,359	7.6	4,569	14.6	2,948	9.4	5,265	16.8	4,246	13.6	4,264	13.6	3,999	12.9	3,589	11.5
EA	55,091	100	3,722	6.8	6,756	12.3	5,355	9.7	9,686	17.6	8,019	14.5	7,603	13.8	7,026	12.8	6,924	12.6
1960-70 Inc/Dec:																		
SF	-24,642	-3.3	-15,845	-26.9	-8,625	-8.8	+38,351	+42.1	+9,473	+9.6	-21,139	-20.9	-19,237	-18.2	-8,747	-9.4	+6,130	+6.5
CA	-205	-2.2	-229	-36.9	-340	-22.3	+759	+99.7	-448	-36.5	-65	-5.8	-354	-25.0	-82	-5.8	+554	+44.7
RA	+314	+1.0	-1,123	-47.6	-454	-9.9	+2,572	+87.2	-1,353	-25.7	-173	-4.1	-440	-10.3	-156	-3.9	+1,212	+33.8
EA	+922	+1.8	-1,277	-34.3	-466	-6.9	+4,499	+84.0	-1,174	-12.1	-635	-7.9	-676	-8.9	-493	-7.0	+1,144	+16.5

Source: 1960 and 1970 U.S. Census



The relatively high proportion of senior citizens in the Chinatown area, particularly in the Core Area, was in part the result of immobility of non-English speaking elderly (Chinese and Filipino) who were restricted to residing where language is less of a problem, and where conveniently located retail shops and grocery stores are available in abundance. Some of the concentration in the Core Area can also be attributed to the type of housing available there. Hotel and rooming facilities, in addition to the new 990 Pacific housing development for senior citizens, provided accommodations at lower rent levels and of appropriate size.

The large increase in elderly population during the decade was attributed to two factors: a longer survival rate due to improved health care, and the relaxation of immigration law, which brought about an influx of senior citizens, particularly elderly females. Between 1960 and 1965, there were a total of 3,111 elderly immigrants of age 60 and over admitted to the U.S., while between 1966 and 1970, there were a total of 6,797 elderly immigrants admitted, of whom 61.4 percent were female. In 1970, there were a total of 8,068 elderly of age 65 and over recorded in the Expanded Area, comprising 8.1 percent of the city's total senior citizen population.

The high concentration of persons aged 25-34 in the Area, coupled with a decreasing population in this age bracket and differences in its racial composition, reveals another aspect of the population structure of Chinatown. Persons in this age group comprised 4,664 households, of which 65 percent are primary individual households. Among the 4,664 total households, about 72 percent are white. Of these white households, 75 percent are primary individuals living alone or with non-relatives. Of the remaining white family households, 66 percent are without children, and only 23 percent have children under 6. On the other hand, of the nonwhite households, only 40 percent are comprised of primary individuals. Of the remaining family households, only 33 percent are without children, while 44 percent have children under 6. Also, during the decade, the decrease of population in this age group was relatively greater in the nonwhite sector.

These data reveal that the concentration of the 25-34 age group in the Area was mainly attributed to the young childless couples and white primary individuals, to a greater extent than the concentration of nonwhite families with small children. This also implies that the Chinatown Area, particularly the Core Area, is not preferred by young families with small children. They seem to prefer a more spacious and suitable living environment. The distribution of young families in the Chinatown Area is concentrated in the less crowded outskirt areas such as outer North Beach, Telegraph Hill, and the neighborhoods lying between Leavenworth and Van Ness. These include the western slopes of Russian Hill and Nob Hill. Even the young primary individuals seem to prefer living in these neighborhoods.





A sharp decline of population has occurred in the under 5 age group -- a decrease of 34.3 percent. In 1970, there were a total of 2,445 children in this group in Chinatown, constituting 5.7 percent of the city's total. The decline is consistent with the general trend toward smaller families among both native-born and recently arrived immigrants. The decline of this age group may also be attributed to the movement of the more economically mobile families of child-bearing age into the Richmond and other districts of the city where housing is more spacious.

### Median Age

As shown in Table 3, the median ages of the total population of the three Chinatown areas have a distinct disparity. The Core Area recorded the highest median age, 41.0, which was higher than the city figure of 35.7. The Residential and Expanded Areas registered median ages also higher than the city median age, 39.3 and 36.0 respectively. These figures amplify the point that, comparatively speaking, the Core Area has a population which is older than in the remaining Expanded Area, because senior citizens, for various reasons, find it necessary to live in the Chinatown Core Area.

Consistent with the citywide pattern, the white population in Chinatown has a higher median age than that of the nonwhite population. The median age for the white population in the Expanded Area was 39.9, compared to the nonwhite median age of 33.5. This implies that the nonwhite population of the Chinatown Expanded Area was mainly a consequence of immigration of families of early middle age heads and small children or families with young adult children while the white population was composed mainly of single adults or childless married couples of middle age.

While the median ages of the white population in the three Chinatown areas did not vary much, those of the nonwhite population in these three areas were quite different. The nonwhite population has a median age of 40.9 in the Core Area, 35.9 in the Residential Area and 33.5 in the Expanded Area. This again shows that most of the Chinese elderly persons were residing in the Core Area, while households with relatively younger heads and/or with children live in the outer areas of Chinatown.

The median age for the white population in the Expanded Area was not much different from that of the rest of San Francisco. In contrast, the nonwhite population of the Area had a median age of 33.5, which was much higher than the citywide figure of 26.9. Hence, this group of nonwhite residents, mostly Chinese, was more mature in composition than minority groups living in other parts of the city. The Chinese families have a lower concentration of small children under 6 than do other nonwhite groups in the city.



TABLE 3  
MEDIAN AGE BY RACE  
1960 - 1970

	Total	White	Nonwhite
1970:			
San Francisco	35.7	39.4	26.9
Core Area	41.0	41.4	40.9
Residential Area	39.3	40.5	35.9
Expanded Area	36.0	39.9	33.5
1960:			
San Francisco	37.2	40.0	27.4
Core Area	39.7	45.8	40.0
Residential Area	36.1	44.1	32.8
Expanded Area	37.5	43.7	31.4
1960-1970 Increase/Decline:			
San Francisco	-4.0%	-1.5%	-2.6%
Core Area	+3.3%	-9.6%	+2.2%
Residential Area	+8.9%	-8.2%	+9.4%
Expanded Area	-4.0%	-8.7%	+6.7%

"Median age is calculated as the value which divides the age distribution into two equal parts, one-half the cases falling below this value, one-half above." U.S. Department of Commerce, Bureau of the Census, 1970 Census Users' Guide Part 1.

Source: 1960 and 1970 U.S. Census.





Compared with the 1960 figures, there was a decrease of 4.0 percent in the median age in the Expanded Area. The Core Area, on the other hand, registered an increase of 3.3 percent. This phenomenon is once again due to the concentration and relative immobility of elderly persons living in the Core Area, as well as outward movement of families with young members from the Core Area. The nonwhite population increased in median age in all three areas, but white population, on the other hand, decreased in median ages in the three areas. This can be explained partially by the increase of younger white people, mostly single and in their early twenties and thirties, who find housing in this part of the city appealing.

### Sex

During the last decade, the female population of the Area increased by some 9 percent, while the male population declined by 4.7 percent. While in 1960 the percentage of male population was some 7 percent higher than that of the female population in the Expanded Area, in 1970 the male population was higher by only 0.6 percent. The increase of female population has led to an even spread of population as shown in the age-sex pyramid of 1970 as compared with that of 1960 (Figures 6-A and 6-B). In 1970, there were a total of 27,927 female persons and 28,086 male persons living in Chinatown.

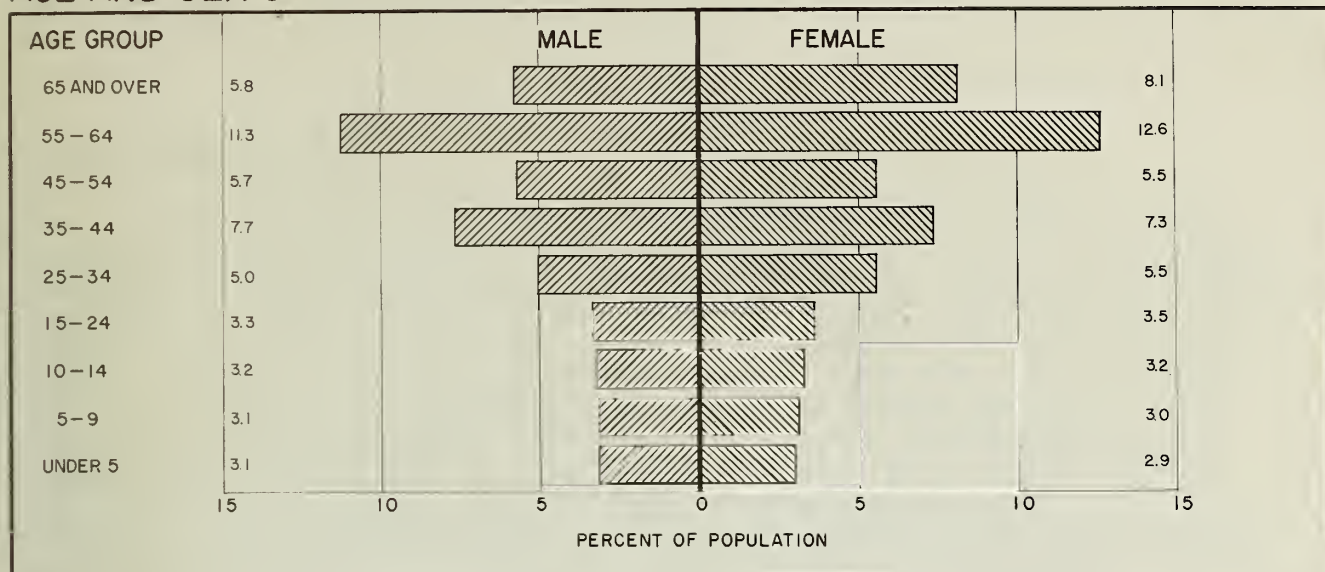
With regard to changes in the past decade, several aspects might be noted. While the female senior citizens (65 and over) experienced a substantial increase (29.6 percent), the male segment had only a nominal increase of 6 percent. An increase was also recorded in the female segment of the 55-64 age group; while this increase was nominal (0.6 percent), it nevertheless was a departure from the general trend. The higher percentage increase of female over male may be attributed to the longer survival rate of the female population and to the increasing number of female immigrants coming during the past ten years to rejoin their husbands.

Both the male and female segments of the 15-24 age group increased by over 80 percent, while both segments of the under 5 age group decreased.



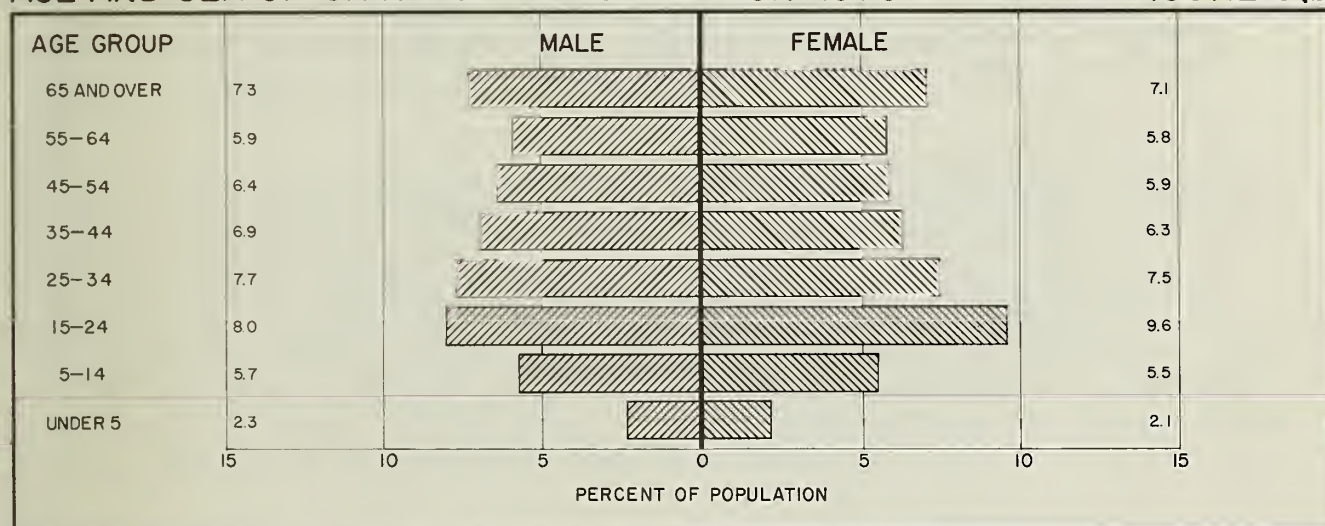
AGE AND SEX OF SAN FRANCISCO'S POPULATION · 1970

FIGURE 6(a)



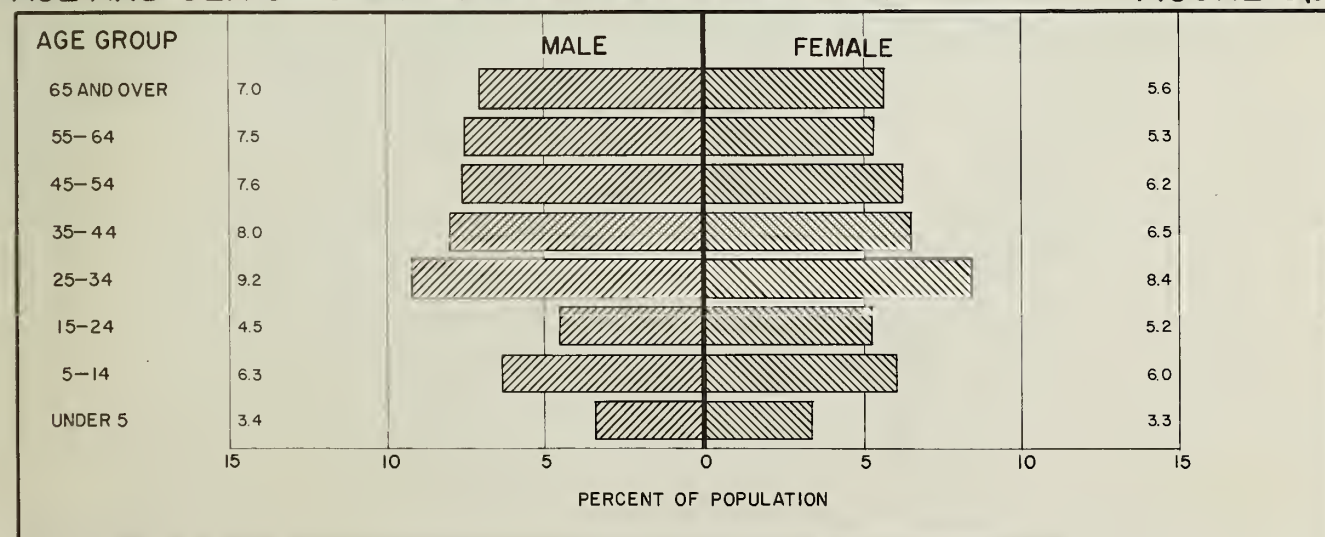
AGE AND SEX OF CHINATOWN'S POPULATION · 1970

FIGURE 6(b)



AGE AND SEX OF CHINATOWN'S POPULATION · 1960

FIGURE 6(c)









### Population Density

The population density of the Chinatown Core Area in 1970 was 228.1 persons per net acre\*, 7.2 times greater than the city average of 31.7 persons per net acre (Table 4). When residential acreage is used instead of net acreage, a more alarming density rate is obtained. The density per residential acre for the Core Area stands at 912.4, 11.5 times greater than the city average of 79.2 persons per residential acre. It should be noted that residential acreage does not cover secondary residential uses which are very common in the Chinatown Core Area where housing is often located over ground-floor commercial activity. Nevertheless, the extremely high density of the Core Area distinctly and unmistakably indicates the overcrowded conditions that exist.

In the Residential Area, the density per net acre drops to 140.9 persons. However, this figure is still more than four times that of the total city. The Expanded Area has a density of 130.9 persons per net acre, again more than four times the city density.

Comparison of these density figures with those recorded in 1960 reveals that while both the Residential and Expanded Areas have increased slightly in their respective density per net acre (1.0 percent and 1.7 percent respectively), the Core Area experienced a decrease of 2.1 percent. Considering the large inflow of Chinese immigrants into the city since 1966, the decrease in density and population in the Core Area implies that with existing housing units in that area, a maximum density was reached in 1960. Since then, a spill-over effect has taken place into the areas surrounding the Core Area.

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\*"The net area ... equals the gross area less street area."  
The Use of Land in San Francisco, Department of City Planning,  
October, 1964.



TABLE 4  
POPULATION DENSITY PER NET AND RESIDENTIAL ACRE  
1960 - 1970

	Net Acreage	Density per Net Acreage	Residential Acreage	Density per Residential Acreage
1970:				
SF	22,601	31.7	9,037	79.2
CA	40	228.1	10	912.4
RA	224	140.9	88	358.6
EA	428	130.9	225	248.9
1960:				
SF	22,601	32.8	9,037	81.9
CA	40	233.2	10	932.9
RA	224	139.5	88	355.0
EA	428	128.7	225	244.8
1960-70 Inc/Dec:				
SF		-3.3%		-3.3%
CA		-2.1		-2.2
RA		+1.0		+1.0
EA		+1.7		+1.7

Source 1960 and 1970 U.S. Census





## Household and Family Size

All persons enumerated in the Census are classified as living in households or group quarters.\* In Chinatown, only 0.9 percent of the total population were living in group quarters in 1970. All persons occupying a single housing unit are referred to as a household. Household population consists of head of household, wife of head, children of head, other relatives of head and non-relatives of head. Household heads, either male or female, refer to heads of families and primary individuals. A family is two or more persons who are related by blood, marriage or adoption, living in the same household. A primary individual is a household head living alone or with non-relatives. While the number of households is equivalent to the number of household heads, the number of families equals the number of heads of family. Family population is equivalent to total household population minus the number of primary individuals and the number of non-relatives of heads. Thus the average household size and family size belong to two different categories.

During the decade, the Chinatown Expanded Area registered increases in both the average household and family sizes. The household size in 1970 was 2.2 persons per household, as compared to 2.1 in 1960. The average family size was 3.4 persons per family in 1970. It was 3.3 in 1960. (Tables 5-A and 5-B)

The increase in average household size in the Expanded Area was attributed to a decrease in the total number of households (from 26,110 in 1960 to 25,575 in 1970) and an increase in the total household population (from 54,154 in 1960 to 55,486 in 1970). The decrease in the total number of households was caused by the loss of primary individual households, offsetting the gain in family households. The last decade marked a decrease of 809 primary individual households representing a decline of 5.4 percent. In 1970, there were 14,040 primary individual households in the Expanded Area.

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\*Group quarters - "Living arrangements for other than ordinary household life. Includes institutions such as mental hospitals, homes for the aged, prisons, etc., plus other quarters containing 6 or more persons where five or more are unrelated to the head. Such quarters are most commonly found in dormitories, ... etc. but may also be in a house or apartment used as a rooming house or occupied on a partnership basis if five or more of the occupants are unrelated to the head. Group quarters are not included in the housing inventory." 1970 Census Users' Guide, Part 1, pp. 113-114.



TABLE 5-A  
AVERAGE NUMBER OF PERSONS PER HOUSEHOLD

	1960	1970	1960-1970 Increase/ Decline
San Francisco	2.4	2.4	0%
Core Area	2.1	2.2	+4.8%
Residential Area	2.1	2.3	+9.5%
Expanded Area	2.1	2.2	+4.8%

TABLE 5-B  
AVERAGE NUMBER OF PERSONS PER FAMILY

	1960	1970	1960-1970 Increase/ Decline
San Francisco	4.1	4.4	+7.3%
Core Area	3.7	3.5	-5.4%
Residential Area	3.6	3.6	0%
Expanded Area	3.3	3.4	+3.0%

Source: 1960 and 1970 U.S. Census

Unlike the city as a whole, the number of family households has increased. There were a total of 11,535 families living in Chinatown in 1970, a gain of 274 families over 1960. This increase was not enough to offset the loss of primary individual households, thus the decrease in the total number of households. However, the families together provided a total family population of 38,905 which was some 2,125 persons more than 1960's, representing an increase of 5.8 percent. The family population rose by a margin greater than the loss of primary individuals and non-related individuals. Hence, the aggregate household population in Chinatown was higher in 1970 than in 1960 (Tables 6 and 7).

1915



TABLE 6

NUMBER AND PERCENTAGE CHANGE OF HOUSEHOLD  
AND ITS COMPONENTS BY CENSUS TRACT

Census Tract	Household*		Family		Primary Individual	
	Total No. 1970	% Change 1960-70	Total No. 1970	% Change 1960-70	Total No. 1970	% Change 1960-70
113	1,457	-8.2%	798	+12.9	659	-25.2%
Core 114	1,720	+0.4	780	+33.6	940	-16.7
118	782	-32.1	311	-1.6	471	-43.7
Residential 106	1,790	-13.6	821	-1.9	969	-21.5
107	2,470	+14.4	1,163	+31.6	1,307	+2.5
108	2,349	+8.5	1,378	+8.3	971	+8.7
110	2,254	-1.4	1,135	-3.2	1,119	+0.6
115	760	-34.0	90	-28.4	670	-34.8
Expanded 103	2,114	+4.1	1,176	-5.2	938	+18.7
104	2,544	+12.7	1,229	-6.2	1,315	+38.8
109	2,468	+5.6	995	-12.1	1,473	+22.2
111	2,813	-14.6	783	-17.5	2,030	-13.5
112	2,054	+7.9	876	+19.8	1,178	+0.4
TOTAL	25,575	-2.0	11,535	+2.4	14,040	-5.4

\* Number of households equal number of families plus number of primary individuals.

Sources: 1960 and 1970 U.S. Census.



TABLE 7

NUMBER AND PERCENTAGE CHANGE OF HOUSEHOLD POPULATION  
AND ITS COMPONENTS BY CENSUS TRACT

Census Tract		Household Population*		Family Population		Primary Individual		Secondary Individual			
		Total No. 1970	% Change 1960-70	Total No. 1970	% Change 1960-70	Total No. 1970	% Change 1960-70	Total No. 1970	% Change 1960-70		
Residential Area	Core	113	3,643	+2.1%	2,877	+12.5%	659	-25.2%	107	-17.7%	
		114	3,671	+2.5	2,673	+14.6	940	-16.7	58	-51.7	
		118	1,585	-22.4	1,074	-2.6	471	-43.7	40	-61.2	
		106	4,403	-1.3	3,264	+5.1	969	-21.5	170	+16.4	
		107	5,583	+23.1	4,191	+33.1	1,307	+2.5	85	-25.4	
		108	6,094	+8.7	4,882	+9.8	971	+8.7	241	-8.4	
		110	5,299	+1.7	3,904	+2.5	1,119	+0.6	276	-4.5	
		115	1,011	-32.4	334	-20.9	670	-34.8	7	-79.4	
	Expanded Area		103	4,978	+3.8	3,732	-2.6	938	+18.7	308	-79.1
			104	5,518	+3.6	3,946	-3.7	1,315	+38.8	257	-8.5
		109	4,854	+2.5	3,042	-4.9	1,473	+22.2	339	+2.1	
		111	4,821	-6.2	2,401	-5.3	2,030	-13.5	390	+52.3	
		112	4,026	+10.8	2,585	+18.7	1,178	+0.4	263	-7.7	
TOTAL		55,486	+2.5	38,905	+5.8	14,040	-5.4	2,541	+0.6		

\*Number of household population equals number of family population plus number of primary individuals plus number of secondary individuals.

Source: 1960 and 1970 U.S. Census.





Although the aggregate picture indicated an increase in the household population, this does not necessarily hold true in individual tracts within the Expanded Area. Some tracts have become more favorable to family households than primary individuals, while the opposite was true for others. Table 7 demonstrates these facts by relating changes in family population, primary individuals and unrelated individuals to total household population in individual census tracts. This comparison provides an opportunity to observe the composition of household population and to compare the magnitude of change of the major components of household population.

In the Core Area Tracts 113 and 114, the total household population had increased as a consequence of a large increase in family population, coupled with a decrease in primary and unrelated individuals population. This change strengthened the dominance of family population over primary individuals in these two tracts. On the other hand, the increases in household population in outer North Beach Tract 104 and the Russian Hill vicinity (Tracts 103 and 109) were the result of the large influx of primary individuals together with a smaller decrease in family population. Except for Tract 103, this change was sufficient to influence the mix of family and primary individual households previously existing in these areas; hence, the tracts have become predominantly primary individual oriented.

In the inner North Beach (Tract 107), Russian Hill south (Tract 108), top of Nob Hill (Tract 112) and Nob Hill west (Tract 110), increases were registered in both family population and primary individuals. However, there was a higher increase of family population than of primary individuals in these tracts.

In the remaining four tracts, Core Area Tracts 118 and 115, Telegraph Hill Tract 106, and the southwest peripheral Tract 111, there was a decrease in the total household population. In all except one (Tract 106), this was the result of decreases in both family population and primary individuals. In Tract 106, the overall decrease was due to substantial decline in primary individuals which more than offset the increase in family population.

One further remark about the age and racial distribution of primary individuals in the Expanded Area. Among the total 14,040 primary individuals recorded in 1970, 53.6 percent are age 45 and over, of whom 56 percent are white. Of the remaining primary individuals age 14-44, 81 percent are white. This reveals the difference in household structure between white and



nonwhite population in the Chinatown Area. The percentage of nonwhite single young people and elderly persons living by themselves was lower than the white percentage in these categories. Or, in other words, the nonwhite population is largely contained in family households while the white population consists of primary individuals.

### Children per Family

Table 8, Column 2, presents the percentage of families with children under 18 by census tracts. In all tracts except number 112 (top of Nob Hill), 36 percent to 57 percent of the families had children under 18, with high percentages (45 percent to 57 percent) located in the inner North Beach and Telegraph Hill neighborhoods, Russian Hill south and Nob Hill west. The average number of children under 18 per family ranges from two to three.

In the outskirt areas, the average number of children under 18 per family was 2.0 or below, the lowest in the Chinatown Area. In these tracts, there were also fewer families with children under 18.

Higher percentages of families with children under 6 tend to be located in less crowded areas, such as Tracts 111, 110, 108 and 115. In these areas, about 11 percent to 14 percent of all families have children under 6. In terms of the average number of children under 6 per family, the Core Area tracts as well as North Beach tracts had a higher average number per family: 2.8 to 3.8 children. The two highest numbers were in Tracts 113 (3.8 children under 6 per family) and 114 (3.7 children per family). These tracts also had higher concentration of overcrowding than the remaining tracts of the Area and a higher percentage of nonwhite families than white families. In other parts of the Chinatown Area, there was an average of 1.9 to 2.6 children per family.







TABLE 8

PERCENT OF FAMILIES WITH CHILDREN AND AVERAGE  
NUMBER OF CHILDREN PER FAMILY

Census Tract	Total No. of Families	% of Families W/Children Under 18	Average No. of Children Under 18 per Family	% of Families W/Children Under 6	Average No. of Children Under 6 per Family	No. of Overcrowded Units (1.01 or More Per-sons/Room	Nonwhite % of Families W/Children Under 6
113	798	42%	2.3	7%	3.8	25.5%	96.5%
114	780	43	2.2	6	3.7	26.8	100.0
118	311	38	2.3	9	3.0	25.2	97.6
106	821	57	2.2	12	2.8	18.5	85.8
107	1,163	47	2.2	8	2.9	21.3	88.1
108	1,378	45	2.1	11	2.3	14.5	86.2
110	1,135	48	2.0	13	2.1	12.0	89.9
115	90	46	2.4	12	2.6	7.6	100.0
103	1,176	38	2.0	9	2.4	8.7	57.6
104	1,229	40	1.9	10	2.2	8.2	49.4
109	995	36	1.9	10	2.1	4.8	58.3
111	783	41	1.9	14	2.0	6.9	70.4
112	876	29	2.0	8	1.9	8.2	81.6

Source: 1970 U.S. Census.



## H O U S I N G

As opposed to previous trends, the decade 1960-1970 marked a net decrease in housing units in the Chinatown Expanded Area. A decrease of 1,442 housing units or 5.0 percent occurred in the Chinatown Expanded Area, bringing the 1970 total to 27,109 housing units. This decrease sharply contrasted with the increase of population in the Area in the same period. The loss was heaviest in the Core Area, where a decrease of 14.2 percent was recorded. Analyzing the change in the housing stock by census tracts of the Area, seven tracts show a net loss of housing units, totalling 2,446 units. They cover the Core Area (tracts 113, 114 and 118), its neighboring tracts to the east (tract 115) and the north (tract 106), as well as the two outskirt tracts on Nob Hill (tracts 110 and 111). The six remaining tracts indicate an increase, but to a lesser extent than the loss: the south of Columbus area (tract 107), stretching further out to tract 104 in North Beach and to Russian Hill (tract 103) and its western and southern slopes (tracts 109 and 108) and upper Nob Hill (tract 112). All these constitute a gain of 1,007 units. Generally speaking, the loss of housing units was concentrated in tracts having a high concentration of lower-income residents, while the gain was concentrated in the higher-income residential areas (Figure 7).

The redefinition of "housing units"\* in 1970 accounts for some of the loss in housing since hotel rooms, which were classified as units in 1960, were not considered as such in 1970. This led to the decrease of housing units in certain hotel-room concentration areas. Nevertheless, documented demolition of residential buildings during the decade, particularly in the Core Area tracts lying adjacent to the commercial district, contributed to the loss of housing units.

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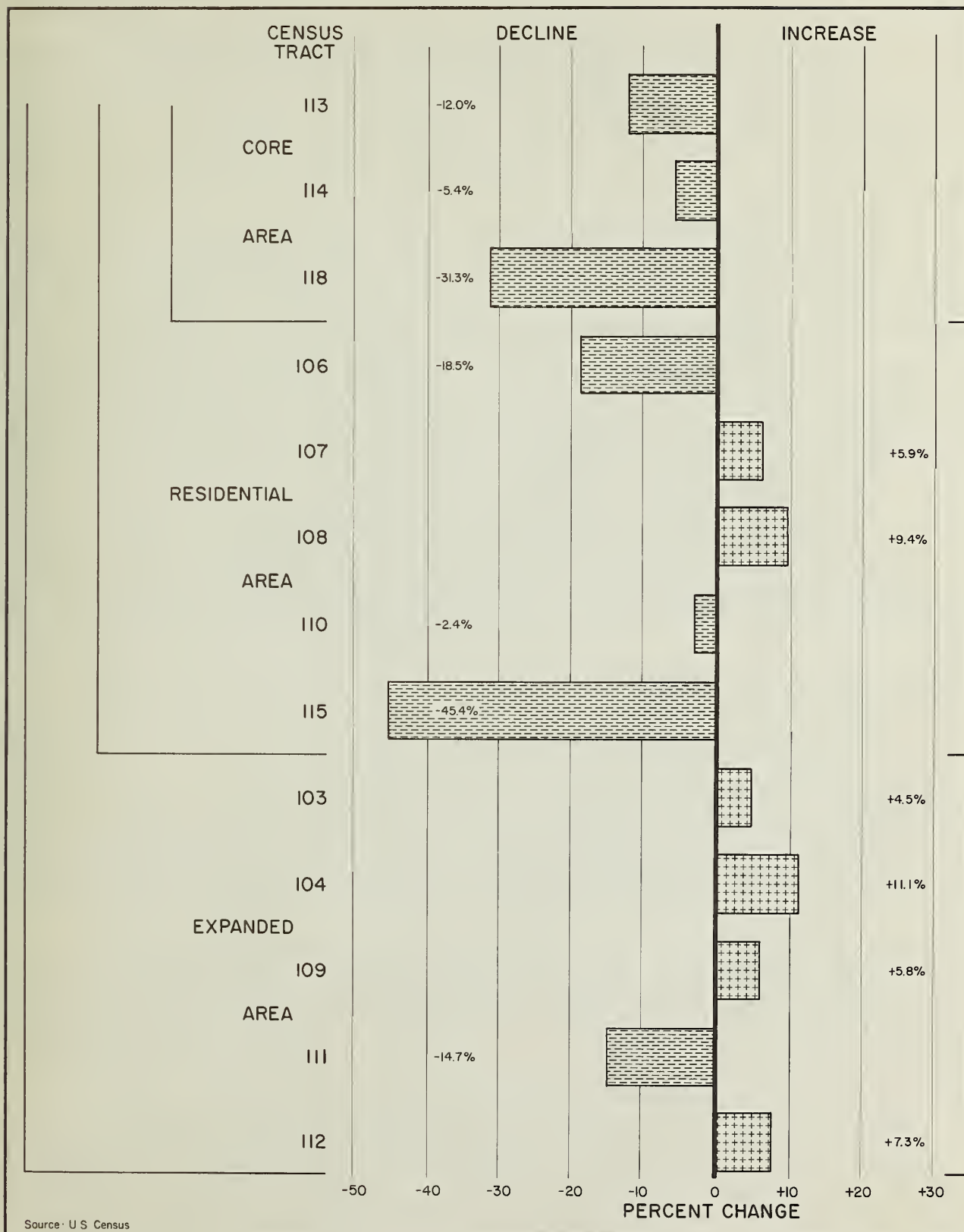
\* "Housing units comprise houses, apartments, groups of rooms or single rooms, which are occupied, or vacant but intended for occupancy, as separate living quarters. Specifically, there is a housing unit when the occupants live and eat separately from any other persons in the structure and there is either (1) direct access to the unit from the outside or through a common hall, or (2) in 1960, a kitchen or cooking equipment for the occupants' exclusive use; in 1970, complete kitchen facilities, for the occupants' exclusive use. ...complete kitchen facilities, defined as including a sink with piped water, a range or cook stove (excluding portable cooking equipment), and a refrigerator (excluding ice boxes)." 1970 Census Users' Guide Part 1, U.S. Department of Commerce, Bureau of the Census.





# PERCENT CHANGE IN TOTAL NUMBER OF CHINATOWN HOUSING UNITS · 1960-1970

FIGURE 7





## Tenure

The Chinatown Expanded Area has a higher percentage of renter-occupied units than San Francisco as a whole. Of the 27,109 housing units in the Chinatown Expanded Area in 1970, 83.1 percent or 22,524 units were renter-occupied units contrasted to the city's 63.8 percent. Only 11.3 percent or 3,051 units were owner-occupied. The remaining 5.7 percent were units vacant for various reasons (Table 9).

Compared with 1960 figures, the number of renter-occupied units in the Expanded Area has decreased by 3.8 percent during the past decade; meanwhile, the owner-occupied units increased by 13.4 percent. These two trends are the same in the Residential and Core Areas. Although the Core Area has the highest percentage of renter-occupied units (88.4 percent of 4,281 units), it experienced the largest decline in renter-occupied units in the ten-year period (11.9 percent). The owner-occupied units in the Core Area increased by 10.2 percent during the ten years. These trends are not consistent with the citywide changes. In 1970, the city had a total of 97,036 owner-occupied units, less than 1960's by 5,146, or a decline of 5 percent. Renter-occupied units of the city increased by 4.4 percent, making a total of 198,138 units. Considering the nature of the housing market in the Chinatown Expanded Area, and in view of the limited economic mobility of its residents, the loss of the renter-occupied units and increase in owner-occupied units is a mixed blessing depending on whether or not one can afford to buy.

Further examination of the changes of housing units by tenure by census tract reveals that in the Core Area and its adjacent areas to the north and to the east, renter-occupied units were predominantly rented by "other" population, notably Chinese (Figure 8). In the remaining areas, white occupancy predominated. Nevertheless, Oriental tenants are spreading out from the central areas to other parts of the Chinatown Expanded Area. The Russian Hill southern slope and the Polk gulch between Pacific and Clay Streets are extremely popular to Oriental tenants, whose number is now almost equivalent to that of the white tenants.

Except in upper Nob Hill (tract 112) and outer North Beach (tract 104) and upper Russian Hill (tract 103), nonwhite owner-occupied units predominate. In those three tracts, all except tract 112 have shown indications of an increase in nonwhite owner-occupied housing units.

In fact, the growth of owner-occupied housing units was recorded only in these three tracts plus tract 108 and 111. Of the total 1,980 owner-occupied units in these five tracts, 21.6 percent were condominium and cooperative units (409 units). These units were mostly owned by high-income residents, thus contributing little to meeting the demand of low- and moderate-income residents in the area for housing.





TABLE 9  
NUMBER AND PERCENT OF HOUSING UNITS BY TENURE  
1960-1970

	Total *		Owner Occupied		Renter Occupied		Other	
	Number	%	Number	%	Number	%	Number	%
1970:								
SF	310,402	100	97,036	31.3	198,138	63.8	15,228	4.9
CA	4,281	100	173	4.1	3,786	88.4	322	7.5
RA	14,494	100	1,334	9.2	12,248	84.5	912	6.3
EA	27,109	100	3,051	11.3	22,524	83.1	1,534	5.7
1960:								
SF	310,559	100	102,182	33.0	189,793	61.0	18,584	6.0
CA	4,988	100	157	3.0	4,296	86.0	535	11.0
RA	16,066	100	1,253	8.0	13,033	81.0	1,780	11.0
EA	28,548	100	2,690	9.0	23,420	82.0	2,438	9.0
1960-70: Inc/Dec.								
SF	-157	-0.1	-5,146	-5.0	+8,345	+4.4	-3,356	-18.1
CA	-707	-14.2	+15	+10.2	-510	-11.9	-213	-41.3
RA	-1,572	-9.8	+81	+6.5	-785	-6.0	-868	-48.4
EA	-1,439	-5.0	+361	+13.4	-896	-3.8	-904	-40.3

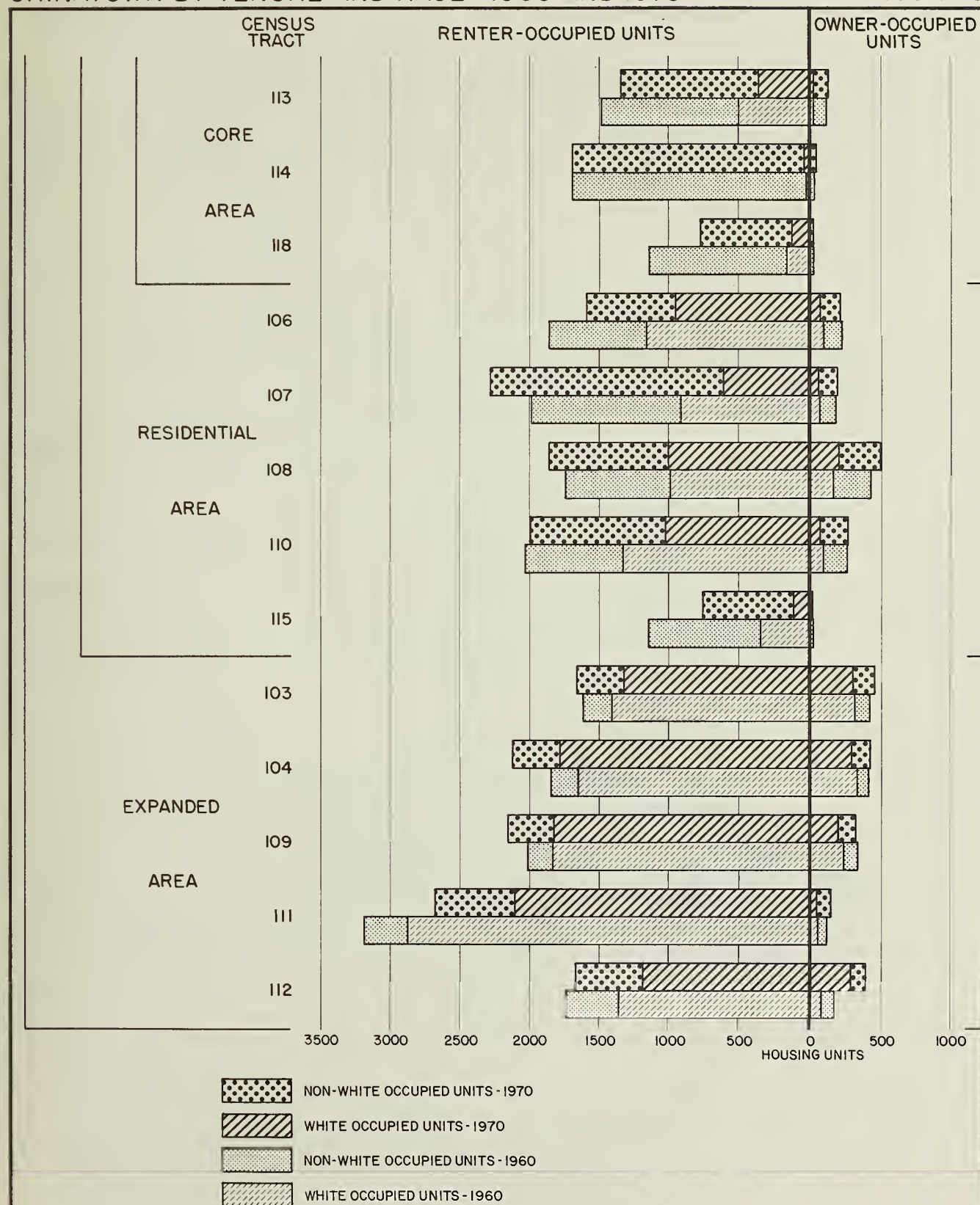
\*Total units in this table include all occupied and vacant year-round units, plus vacant seasonal and migratory units. All vacant units (year-round, seasonal or migratory) are included under "Other."

Sources: 1960 and 1970 U.S. Census.



# DISTRIBUTION OF HOUSING UNITS IN CHINATOWN BY TENURE AND RACE - 1960 AND 1970

FIGURE 8







### Vacancy Rate

In 1970, there was a total of only 12 units vacant for sale and 899 units vacant for rent in the Expanded Area, constituting a vacancy rate of 0.4 percent and 3.8 percent respectively. These vacancy rates were half those of 1960 which were 0.9 and 7.3 percent respectively (Tables 10-A and 10-B).

TABLE 10-A

NUMBER OF UNITS VACANT FOR SALE AND FOR RENT, 1970  
AND CHANGES BETWEEN 1960-1970

	Vacant for Sale		Vacant for Rent	
	1970	1960-1970 Increase/Decline	1970	1960-1970 Increase/Decline
San Francisco	720	-2.3%	9,855	-27.1%
Core Area	1	--	162	-50.2
Residential Area	6	+20.0	560	-58.1
Expanded Area	12	-52.0	399	-51.3

Sources: 1960 and 1970 U.S. Census.

TABLE 10-B

VACANCY RATES FOR HOMEOWNER  
AND RENTAL HOUSING INVENTORY, 1960 and 1970

	Homeowner Vacancy Rate		Rental Vacancy Rate	
	1970	1960	1970	1960
San Francisco	0.7%	0.7%	4.7%	6.6%
Core Area	0.6	0.6	4.1	7.0
Residential Area	0.4	0.4	3.8	9.3
Expanded Area	0.4	0.9	3.8	7.3

Sources: 1960 and 1970 U.S. Census



The large influx of rental-oriented immigrant families, and the absence of any large-scale construction of low- and moderate-priced housing during the decade has decreased the vacancy rate. Fifty-eight percent of the vacant rental units recorded a vacancy duration of less than one month. The vacancy rate for units for sale remained constant in the Core and Residential Areas during the decade. However, that of the Expanded Area decreased from 0.9 percent to 0.4 percent. The actual number of changes is merely a difference between 25 units in 1960 and 12 units in 1970.

The number of units vacant for other reasons increased by 10.1 percent, from 566 units to 623 units. These units were vacant because of seasonal and migratory use, or for occasional use\* or rented or sold and awaiting occupancy, or for other unspecified reasons\*\* (Table 10-C).

TABLE 10-C  
NUMBER AND PERCENT OF UNITS VACANT  
FOR OTHER REASONS

	1970		1960		1960/1970
	Number	Percent**	Number	Percent	Increase/Decline Percent
San Francisco	4,615	1.5%	4,331	1.4%	+6.6%
Core Area	159	3.7	209	4.2	-23.9
Residential Area	346	2.7	439	2.7	-21.2
Expanded Area	623	2.3	566	2.0	+10.1

\*"Vacant year-round units held for occasional use -- vacant units for year-round occupancy which were held for weekend or other occasional use. ...In 1960, the intent of this category was to identify homes reserved by their owners as second homes." 1970 U.S. Census Users' Guide, Part 1, Bureau of the Census, U.S. Department of Commerce.

\*\*Units vacant for other unspecified reasons were units "held for a janitor or caretaker, settlement of an estate, pending repairs or modernization or personal reasons of the owner." Ibid.

\*\*Percent of total housing units of the specified area.

Sources: 1960 and 1970 U.S. Census.





Available data indicated that "vacant seasonal and migratory units", and vacant rented or sold awaiting occupancy units" constituted only 6.9 percent of the 623 units classified as "other vacant." However, vacant units held for occasional use and for other unspecified reasons constituted 42.9 percent and 50.2 percent of the "other vacant" category. Among the vacant units held for occasional use, higher percentages were found in the Russian Hill area including its northern, southern, and eastern slopes on Nob Hill and in the Telegraph Hill area. These areas contain several high-priced developments which may be used by their respective owners as second homes.

On the other hand, among the vacant units held for other unspecified reasons, higher percentages were found in the Core Area, in its neighboring tract 115, in Nob Hill west and Russian Hill west. Considering the substantial substandard housing units, the immense demand for housing, and the implicit intention of owners to hold their properties vacant reportedly for repairs and modernization, it is reasonable to assume that the high vacancy rate of housing units in the Core Area was substantially a consequence of the physical deficiency of the housing units and of personal reasons of the owners.

### Rent

In 1970, the median rent\* for housing units in the city was \$135, 53.4 percent higher than that of 1960. The increase in median rent in the Chinatown Expanded Area was even greater than the city's, from \$78 in 1960 to \$125 in 1970, an increase of 60.3 percent. Even in the Core Area, which did not register much construction of new standard housing units, the median rent increase was 74.5 percent, from \$47 in 1960 to \$82 in 1970 (Table 11).

A detailed breakdown of the rental ranges reveals more alarming facts. In 1960, about 83 percent of the rental housing stock in the Expanded Area rented at a rate below \$100 per month. In 1970, this class of housing units shrank to 32.2 percent, a drop of 62.4 percent. On the other hand, for all units in the Chinatown Expanded Area renting for \$100 to \$149, the rate of

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\*For purpose of comparison, 1960 median rents have been converted to reflect 1970 dollar values. This would allow for a more accurate and realistic comparison between 1960 and 1970 median rents.



TABLE 11  
PERCENT OF HOUSING UNITS BY RENT, 1960-1970

	Total *	G r o s s   R e n t							
	Units	\$39 or Less	\$40 -59	\$60 -79	\$80 -99	\$100 -149	\$150 -199	\$200 or More	No Cash Rent
1970:									
San Francisco	100% (197,417)	1.4%	5.6%	7.9%	9.8%	34.4%	25.3%	13.1%	2.5%
Core Area	100% (3,769)	17.4	(18.6)	12.6	11.0	26.7	8.8	3.8	1.1
Residential Area	100% (12,230)	10.3	15.4	11.7	8.8	30.5	15.1	6.5	1.7
Expanded Area	100% (22,522)	5.7	9.5	8.4	8.6	33.1	20.8	12.0	1.9
1960:									
San Francisco	100% (189,834)	12.6	18.8	26.6	19.4	15.9	4.5		2.2
Core Area	100% (4,290)	(50.7)	23.2	12.4	7.9	2.2	1.9		1.7
Residential Area	100% (13,034)	39.6	19.1	19.9	12.0	4.9	2.2		2.3
Expanded Area	100% (23,421)	25.4	17.7	23.3	16.2	9.5	5.3		2.6
1960-70 Inc/Dec.									
San Francisco	+4.0	-88.2	-69.1	-69.0	-47.2	+124.6	+778.0		+17.7
Core Area	-12.1	-69.9	-29.6	-10.5	+21.5	+983.9	+487.6		-43.8
Residential Area	-6.2	-75.4	-24.3	-44.9	-31.4	+481.9	+824.2		-32.4
Expanded Area	-3.8	-78.3	-48.3	-65.3	-48.4	+234.4	+494.6		-30.8
M e d i a n   R e n t									
		1970	In 1960 \$	1960	In 1970 \$	1960-1970 **			
		(i)	(ii)		(iii)	Increase/Decline			
						(iv)			
San Francisco		\$135	\$73		\$88	+53.4%			
Core Area		82	39		47	+74.5			
Residential Area		105	50		60	+75.0			
Expanded Area		125	65		78	+60.3			

\*Numbers in parentheses are equal to the total specified renter-occupied units (excluding one-family homes on 10 acres or more) in each area.

\*\* This column (iv) is the comparison between columns (i) and (iii). One hundred dollars rent value of 1960 is equivalent to \$120 in 1970. Calculation is based on Department of Labor, Bureau of Labor Statistics, The Consumer Price Index.

Sources: 1960 and 1970 U.S. Census.





increase between 1960 and 1970 was 234.4 percent. These units comprised 33.1 percent of the total rental units in the Expanded Area in 1970 as compared with 9.5 percent in 1960. The percentage increase in the number of units in this rent range is even steeper for the Residential and Core Areas with increases of 481.9 percent and 983.9 respectively.

Units that rented at \$150 or more per month comprised some 32.8 percent of the total rental housing units in the Expanded Area in 1970. While the proportion of this class of rental units to the total rental units is not significantly high, the percentage change experienced in the Expanded Area in the past decade was 494.6 percent. The residential area indicated a more alarming picture, where an 824.2 percent increase was registered.

### Housing Units by Size

In 1970, as in 1960, a high proportion of the housing stock was still of a small size, i.e., two rooms or less per unit. In the Chinatown Core Area, this size housing unit constituted 66 percent of the housing stock; in the Expanded Area, the percentage was 37.5 percent. The city's average was about 23 percent (Table 12).

Compared to the 1960 figures, these small size units have actually decreased by -13 percent and -11 percent respectively in the Core and Expanded Areas. (This might be partially attributed to the redefinition of "housing unit" in 1970.) The high percentage of small-size units in the Chinatown area can in part be attributed to the concentration of hotel-type accommodations, which are actually rooms with separate entrances, with their occupants sharing a common kitchen, and very often, a common bathroom. For example, one-room housing units amounted to about 46 percent of the total housing units in the Core Area.

In the Chinatown Expanded Area, 43 percent of the total housing stock was comprised of units of medium size, i.e., containing three or four rooms per unit. There was, however, no significant change in the supply of these units between 1960 and 1970. There was an increase of only 1.2 percent in the number of three-room units and decrease of 1.6 percent in units with four rooms.

Large units of five rooms or more constitute a small percentage of the total housing stock: 19.5 percent in the Expanded Area and only 9 percent in the Core Area. Comparing these figures with those recorded in 1960, it was found that significant changes occurred in certain size categories located in one or more of the three Areas of Chinatown. Greater drops were found in five- to seven-room units. With the exception of five-room units in the Expanded Area which increased slightly in number, the percent

between 1970 and 1975, the number of people in the United States who were employed in the service of the government was 1.5 million. This was a 10% increase over the 1970 figure of 1.4 million. The increase was due to a number of factors, including the expansion of the federal government's role in social welfare, health care, and education.

The increase in the number of people employed in the service of the government was also reflected in the growth of the federal government's budget. In 1970, the federal government's budget was \$110 billion. By 1975, it had increased to \$210 billion. This increase was due to a number of factors, including the expansion of the federal government's role in social welfare, health care, and education.

## THE FEDERAL GOVERNMENT'S ROLE IN SOCIAL WELFARE

The federal government's role in social welfare has expanded significantly since 1970. In 1970, the federal government's share of total social welfare spending was 10%. By 1975, it had increased to 15%. This increase was due to a number of factors, including the expansion of the federal government's role in social welfare, health care, and education.

The federal government's role in social welfare has also expanded in terms of the number of people who are covered by federal social welfare programs. In 1970, 10 million people were covered by federal social welfare programs. By 1975, this number had increased to 15 million. This increase was due to a number of factors, including the expansion of the federal government's role in social welfare, health care, and education.

The federal government's role in social welfare has also expanded in terms of the amount of money that is spent on social welfare programs. In 1970, the federal government spent \$10 billion on social welfare programs. By 1975, this amount had increased to \$20 billion. This increase was due to a number of factors, including the expansion of the federal government's role in social welfare, health care, and education.

The federal government's role in social welfare has also expanded in terms of the number of people who are employed in the service of the government. In 1970, 1.4 million people were employed in the service of the government. By 1975, this number had increased to 1.5 million. This increase was due to a number of factors, including the expansion of the federal government's role in social welfare, health care, and education.

TABLE 12  
PERCENT OF HOUSING UNITS BY SIZE, 1960-1970

	Total* Units	R o o m s   p e r   U n i t							
		1	2	3	4	5	6	7	8 or More
1970:									
San Francisco	100% (310,364)	11%	12%	18%	18%	22%	12%	4%	3%
Core Area	100% (4,280)	46\	20 \	16	9	5	2	1	1
Residential Area	100% (14,491)	35	14	19	16	10	4	1	1
Expanded Area	100% (27,106)	23	14.5	23\	20 \	12.5 \	5 \	1	1
1960:									
San Francisco	100% (310,559)	14	13	16	17	22	12	4	2
Core Area	100% (4,988)	50\	15\	17	9	5	2	1	1
Residential Area	100% (16,066)	40	12	18	15	9	4	1	1
Expanded Area	100% (28,548)	26	14	21\	19\	12	5	1	1
1960-1970 Inc/Dec.									
San Francisco	-0.1	-18.4	-4.5	+13.3	+8.0	-0.4	-2.9	-1.6	-0.9
Core Area	-14.2	-19.9	+12.8	+20.1	-9.4	-22.8	-21.3	-30.1	+2.6
Residential Area	-9.8	-21.0	+1.5	-2.7	-1.0	-6.0	-9.4	-0.6	-9.1
Expanded Area	-5.0	-18.0	-1.6	+1.2	-0.2	+1.4	-7.8	-4.6	+0.4
		Median No. of Rooms		1960-1970					
		1970	1960	Increase/Decline					
San Francisco		4.0	4.0	--					
Core Area		2.0	2.0	--					
Residential Area		3.0	3.0	--					
Expanded Area		4.0	3.0	+33.3%					

Sources: 1960 and 1970 U.S. Census.

\*Numbers in parentheses are equal to the total year-round housing units in each area.





decrease of five- to seven-room units ranged from -22.8 percent to -30.1 percent in the Core Area and -4.6 to -7.8 percent in the Expanded Area.

As previously noted, one-room units also decreased in the Chinatown Area. Only two- and three-room units increased significantly during the decade, and such increases were only limited to the Core Area. An increase of 12.8 percent and 20.1 percent were recorded in the Core Area, respectively, for two- and three-room units. However, the Expanded Area only indicated an increase of 1.2 percent for three-room units and a decrease of 1.6 percent for two-room units.

### Overcrowding

With an increase in total population and a decrease in housing supply, the degree of overcrowding is expectedly high in the Chinatown Expanded Area. In 1970, 7 percent of the total housing stock in the city was classified as overcrowded, i.e., having an average of 1.01 or more persons per room; the situation in the Chinatown Expanded Area was about twice as bad as that of the city, with some 13.4 percent of the total housing stock, an equivalent of 3,430 units, being classified as overcrowded. Conditions were worse in the Residential and Core Areas. The latter had some 26 percent of its total housing stock recorded as overcrowded, equivalent to three and a half times the city's average (Table 13).

Comparing these figures with those of 1960, the seriousness of overcrowding in the Chinatown Area (Expanded, Residential and Core) becomes more evident. In the decade, the city as a whole experienced an increase of 9.1 percent in overcrowded housing units; on the other hand, the Chinatown Expanded Area showed an increase of 52.2 percent.

The degree of overcrowding is also high in Chinatown. While the city has only 2.7 percent of its housing units classified as very overcrowded (i.e., 1.5 or more persons per room), the Chinatown Expanded Area has 7.4 percent of such housing units, a little more than three times the city figure. In comparison, 11.3 percent of the units in the Residential Area and 18 percent of the units in the Core Area were classified as very overcrowded.

Quite a number of housing units were found to be deficient in both plumbing facilities and lacking in kitchen facilities. The degree of deficiency in each case varies with the location and type of the housing units in question; nevertheless, the occupants of these units are subject to unsafe and dilapidated living conditions, compounded by overcrowding and lack of facilities. These substandard housing units in Chinatown account for 26 percent, or 5,125 units, of the city's total substandard units,



TABLE 13  
PERCENT OF UNITS BY NUMBER OF PERSONS PER ROOM  
1960-1970

	Total Occupied Units		Average No. of Persons per Room		
	No.	%	1.00 or Less	1.01 to 1.50	1.51 or More
1970:					
San Francisco	295,174	100%	93.0%	4.3	2.7%
Core Area	3,959	100	74.0	8.0	18.0
Residential Area	13,582	100	81.2	7.5	11.3
Expanded Area	25,575	100	86.6	6.0	7.4
1960:					
San Francisco	291,975	100	93.5	6.5	
Core Area	4,453	100	83.4	16.6	
Residential Area	14,286	100	87.9	12.1	
Expanded Area	26,110	100	91.4	8.6	
1960-1970 Inc/Dec.					
San Francisco			+0.5	+9.1	
Core Area			-21.2	+39.2	
Residential Area			-12.2	+47.8	
Expanded Area			-7.2	+52.2	

Sources: 1960 and 1970 U.S. Census.





and 19 percent of the total housing stock in the Expanded Area. A high concentration, amounting to 43.7 percent, was located in the Chinatown Core Area.

### Interrelated Factors

The distribution of rent by unit size in Chinatown was very uneven. In the highly overcrowded Core Area with relatively greater dilapidated living conditions, about 46 percent of the total units rented for \$100-\$149 were of one or two rooms. However, in the outer areas, there were only about 26 percent of such units. Conversely, at the same rental rate, more four-room units were available in the outskirt neighborhoods of the Expanded Area than in the Core Area.

The distribution of persons by unit size was also found to be quite uneven. While about 13.4 percent of the housing units in the Area were overcrowded, some 21 percent of housing units with four rooms and more were found being occupied by only one or two persons.

In short, according to these statistics, some people are paying high rent for a smaller and worse housing unit in the Core Area, while others, paying the same amount of rent, are enjoying more spacious and better units.

In the Core Area, of the total units renting at \$99 or less per month, 17 percent were overcrowded and lacking in one or all plumbing facilities. The city's average percentage for these units was only 2.5 percent.

Of the total vacant units in the Core Area, 91 percent were renting for \$99 and less per month; of these units, 99 percent were of one or two rooms. In the remaining neighborhoods of the Area, only 54 percent of the vacant units were renting at that level. Of these, 95 percent were of one or two rooms.

Of the total vacant units renting for \$100 or more per month in the Core Area, 93 percent were one or two room units. In the remaining neighborhoods, only 30 percent were of this size.

Of the total 525 vacant units in the Chinatown Expanded Area with a duration of vacancy of less than one month, 65 percent were renting for \$99 or less per month.

In sum, the availability of median and large size units is very low throughout the Chinatown Expanded Area, particularly in the Core Area where, regardless of the rental one is willing to pay, one is more likely to find housing of small size (one- or two-room units) and poor standard.



## C O N C L U S I O N

With a relatively balanced mix of white and nonwhite population in the Chinatown Expanded Area, the Area offers not only the opportunity for true racial integration, but also the potential for economic integration. However, existing conditions, as reflected in the foregoing analyses of housing and population in the Expanded Area in 1970, are far from these goals.

In the Chinatown Expanded Area, there exist very dense and dilapidated neighborhoods as well as luxurious residential areas. While 13.4 percent of the housing units are classified as overcrowded, there were also some 21 percent of the total households with two persons or less, occupying units of four rooms and more. In the highly overcrowded central area of Chinatown as high as 46 percent of the one- to two-room housing units rented at \$100 to \$149 per month; while on the outskirts of the area, there are fewer units of this small size renting at that monthly range. The share of high-income luxury condominiums for the area amounted to 91.1 percent of the city's total; on the other hand, the area also contained 26 percent of the city's total for highly deficient (lacking in some or all plumbing and kitchen facilities) housing units. The prominent differences between living conditions of the rich and poor, the white and the nonwhite, are but some reflections of the social and physical environment of this Chinatown Expanded Area occupying only 1.9 percent of the entire city's land.

Due to these contrasting differences, efforts to undertake a meaningful planning process to solve social problems, such as housing for the lower-income people without intruding the sphere of interest of the higher-income people in the area, are difficult. In the past decade, both the City and Federal governments adopted a "laissez faire" policy toward Chinatown, partly because of a general feeling that the problems in the area are too complex to resolve and partly because of the community's distrust of government actions to improve conditions.

The preceding census analysis reaffirms the need for concerted public and community action to solve Chinatown's many problems. It also reveals the impact of immigration upon the demographic characteristics of the area during the past decade. The racial composition has changed with the Oriental population now approaching 60 percent of the total population. The Chinese population has spread out from the conventionally defined Core Area into surrounding neighborhoods. With immigration, certain age groups have increased; the most dramatic increases were among elderly persons, who immigrated here to rejoin their children or spouses, and youths aged 15 to 24. The female population has grown significantly during the decade, and in 1970 the male







population is only slightly higher than the female. The number of families has also increased. Though the net change figures were not very impressive, only 2.4 percent, the change in the ratio of white and nonwhite families is significant, as the non-white population continues to grow.

The North Ping Yuen public housing project and the 990 Pacific elderly public housing project were the only additions to the low-income housing supply in Chinatown over the last ten years. The private market is not oriented to meeting the housing needs for low- and even moderate-income families. Some commercial developments, especially in the southeastern corner of the Chinatown Expanded Area, have taken over former residential space for office buildings, parking facilities, and other commercial ventures. Russian and Nob Hills are experiencing some new construction; however, developments in these areas are oriented toward luxury apartments, suitable for single individuals or childless couples. The increased demand and shortage of housing in Chinatown has resulted in higher rents and low-vacancy rate. Proper maintenance and rehabilitation of deteriorating buildings are major problems in Chinatown which are not easily solved.

What will be the future population composition of the Chinatown Expanded Area in the next ten years? In the past ten years, the Core Area has shifted northward. The inner North Beach area is now an extended arm of the Core Area, sharing its demographic and housing characteristics. Another major change was the decrease of primary individuals in the Chinatown area, which was contrary to the trend in both San Francisco and other Bay Area cities. Despite the decrease, the number of primary individuals are still very significant in the Chinatown area. When both the number of primary individuals and childless families (families with no children under 18) are considered at the same time, they are equivalent to 81 percent of the total households in Chinatown. One change which is likely to continue in the future is the movement of the more economically capable families to other parts of the city, most notably the Richmond, Sunset and South Central districts. The Core Area, on the other hand, is likely to continue to serve the long-time elderly residents who are dependent on the area because of language and economic barriers.

The emphasis of the Federal government, through housing programs administered by the Department of Housing and Urban Development, on racial and economic integration may in time have an impact on the demographic composition of Chinatown. A high percentage of the residents in Chinatown, especially the Core Area, are presently on welfare; a change in the rent supplements program could allow these people to take advantage of housing opportunity outside of Chinatown in areas like the Richmond district and Sunset district. Other welfare programs, administered by such government agencies as the U.S. Department of Health, Education and Welfare, the Office of Economic Opportunity,



the California Department of Human Resources Development, etc., could also influence the character of the population and housing conditions in Chinatown.

A major reason for the high concentration of Chinese, especially elderly persons, in the Chinatown area is the availability of various social services. In Chinatown there is a high concentration of social services sponsored by government agencies, quasi-public organizations, religious and fraternity groups, and other nonprofit organizations. While the causal relationship between supply and demand with reference to their location is, to a large extent, interdependent, the increased availability of social services in selected areas of the city, such as the Richmond, might encourage existing residents and new incoming immigrants to relocate.

The pattern of change in immigration itself could also affect the future of Chinatown in coming years as it has in the past. According to reports of the U.S. Immigration and Naturalization Office, Chinese immigration into San Francisco has been decreasing in the past two years. The rate of immigration in the future will affect the types of dwelling units needed in coming years, the kinds of social and welfare services required, and the kinds of development to be planned for the community.

The future of Chinatown -- its housing, recreation facilities, employment education, etc. -- will largely depend on a joint effort by the City and the community to respond to existing needs and meet future demands created by population changes.





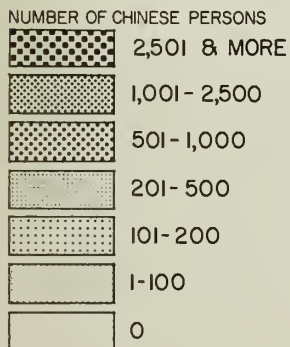
## A P P E N D I C E S

The appendices consist of figures and tables pertaining to four types of information. Appendix I (Figures 9-a and 9-b) indicates the citywide distribution of Chinese population by census tracts. Both the actual number of Chinese residents in each census tract and its share in percentage of the city's total Chinese population are presented. Appendix II (Figure 14 and Tables 14-A and 14-B) encompasses selected immigration data, from the U.S. Immigration and Naturalization Service Annual Reports, related to the present study of Chinatown population. Nationwide distribution of Chinese population is presented in Appendix III (Figures 10-13). This section shows the size of Chinese population for major states and cities with significant concentrations of Chinese population. Appendix IV (Tables 15-22) presents excerpts of additional census information on the social and economic characteristics of population and structural and financial characteristics of housing units of San Francisco and Chinatown.





DISTRIBUTION OF CHINESE POPULATION BY CENSUS TRACT, 1970 FIGURE 9(a)



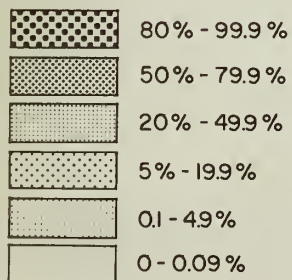






PERCENT OF CHINESE POPULATION BY CENSUS TRACT, 1970

FIGURE 9(b)





# INTENDED PERMANENT RESIDENCE CITIES OF CHINA-BORN IMMIGRANTS · 1960-1971

FIGURE 14

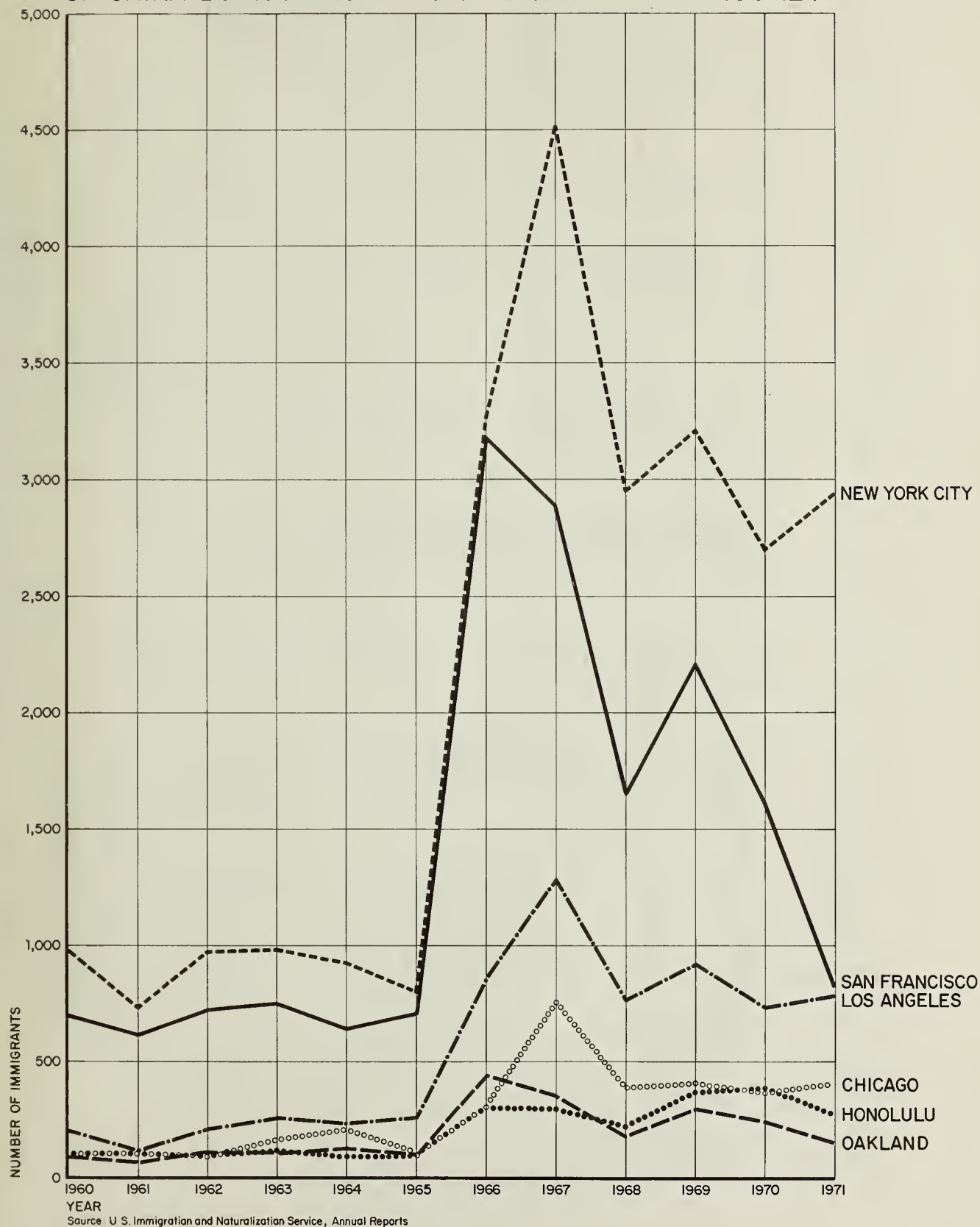






TABLE 14-A

NUMBER OF IMMIGRANTS  
ADMITTED TO THE  
UNITED STATES 1960-1971

Year	Total Immi- grants: U.S.	Total Chinese*All Immi- grants: U.S.	% of All U.S. grants: Immi- grants	Total Chinese Immi- grants: S.F.	% of All U.S. Chinese Immi- grants
1971	370,478	14,417	3.9	820	5.7
1970	373,326	14,093	3.8	1,605	11.4
1969	358,579	15,440	4.3	2,205	14.3
1968	454,448	12,738	2.8	1,653	13.0
1967	361,972	19,741	5.4	2,883	14.6
1966	323,040	13,736	4.2	3,181	23.2
1965	296,697	4,057	1.4	706	17.4
1964	292,248	5,009	1.7	640	12.8
1963	306,260	4,658	1.5	750	16.1
1962	283,763	4,017	1.4	720	17.9
1961	271,344	3,213	1.2	612	19.0
1960	265,398	3,681	1.4	699	19.0

\* "China-born Immigrants" in Figure 14 and "Chinese Immigrants" in Table 14-A refer to those immigrants who registered China, including Taiwan, as their country of origin; those born in Hong Kong are not included in this table.

\*\* The impact of the Immigration Act of 1965 on Chinese immigration into U.S. was not apparent until 1966. To demonstrate this, a summation of Chinese immigrants admitted into U.S. between 1960 - 1965 was presented in Table 14-B for comparison with annual figures for years 1966 to 1971.

Source: U.S. INS Annual Reports, 1960-1971.

TABLE 14-B

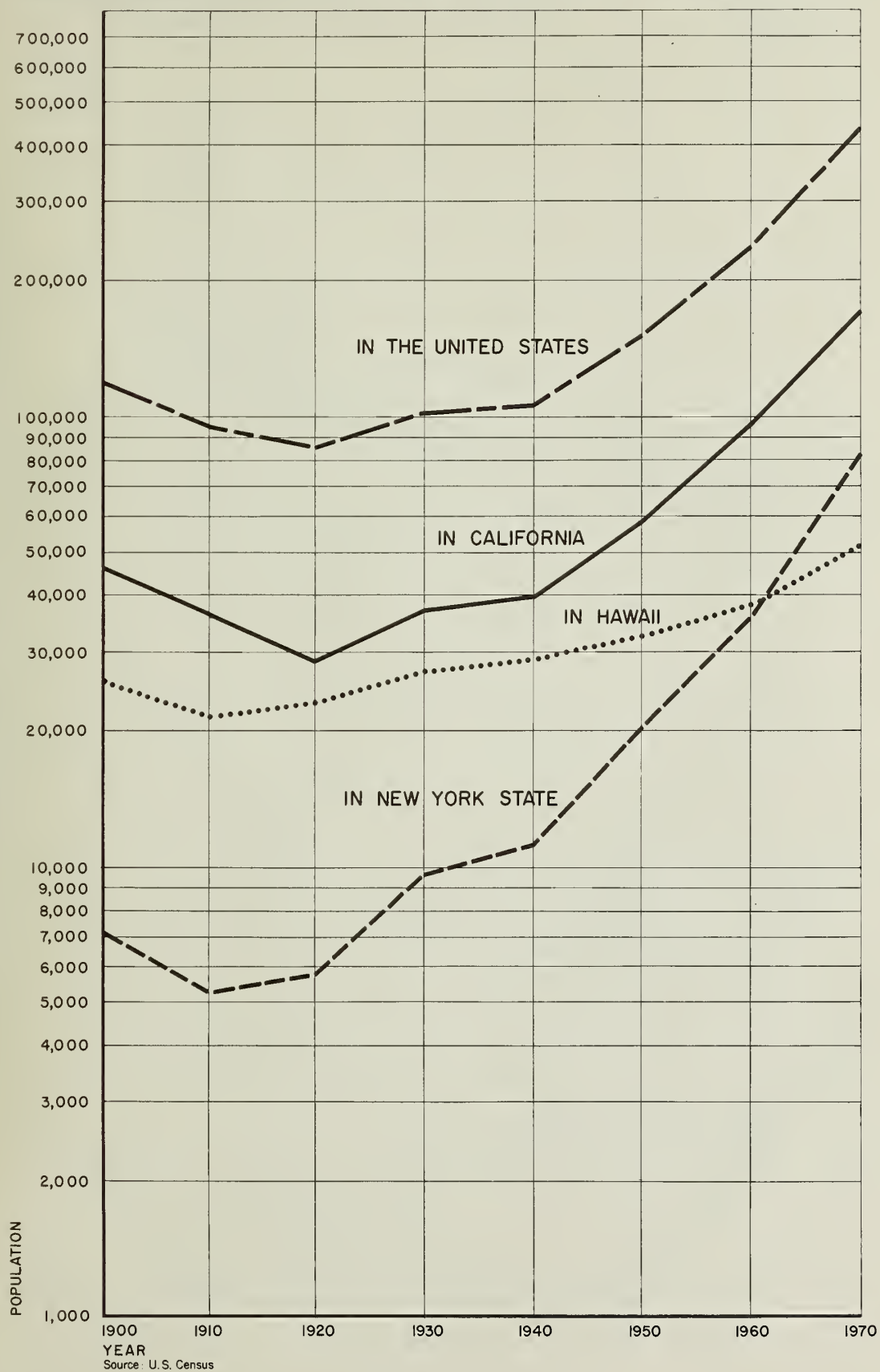
NUMBER & PERCENT OF  
IMMIGRANTS BORN IN CHINA  
& HONG KONG BY AGE 1960-1971

Year	% of All Immi- grants by Year		% of All Immi- grants by Year		% of All Immi- grants by Year	
	No.	No.	No.	No.	No.	No.
1971	Under 5 786	5 - 19 3,468	20 - 39 9,736	40 - 59 4,538	60 & Over 924	TOTAL 17,622
1970	875	4,176	8,885	4,900	1,022	17,956
1969	1,308	5,881	8,504	4,900	1,288	20,893
1968	849	4,092	7,319	4,900	1,306	16,434
1967	1,380	6,627	10,773	4,900	1,731	25,096
1966	1,068	5,408	6,322	4,900	1,464	17,608
1960-1965**	1,373	5,963	11,549	4,900	3,111	28,450
1965**	4.8	21.0	11.5	4.8	10.9	28.4
Total	7,639	35,615	63,088	24.7	63,088	43.8
1971	2,708	15.4%	924	5.2%	17,622	100%
1970	2,998	16.7	1,022	5.7	17,956	100
1969	3,912	18.7	1,288	6.2	20,893	100
1968	2,868	17.4	1,306	8.0	16,434	100
1967	4,585	18.3	1,731	6.9	25,096	100
1966	3,346	19.0	1,464	8.3	17,608	100
1960-1965	6,451	22.7	3,111	10.9	28,450	100
Total	26,868	18.7	10,846	7.5	144,059	100



# CHINESE POPULATION BY STATE · 1900-1970

FIGURE 10

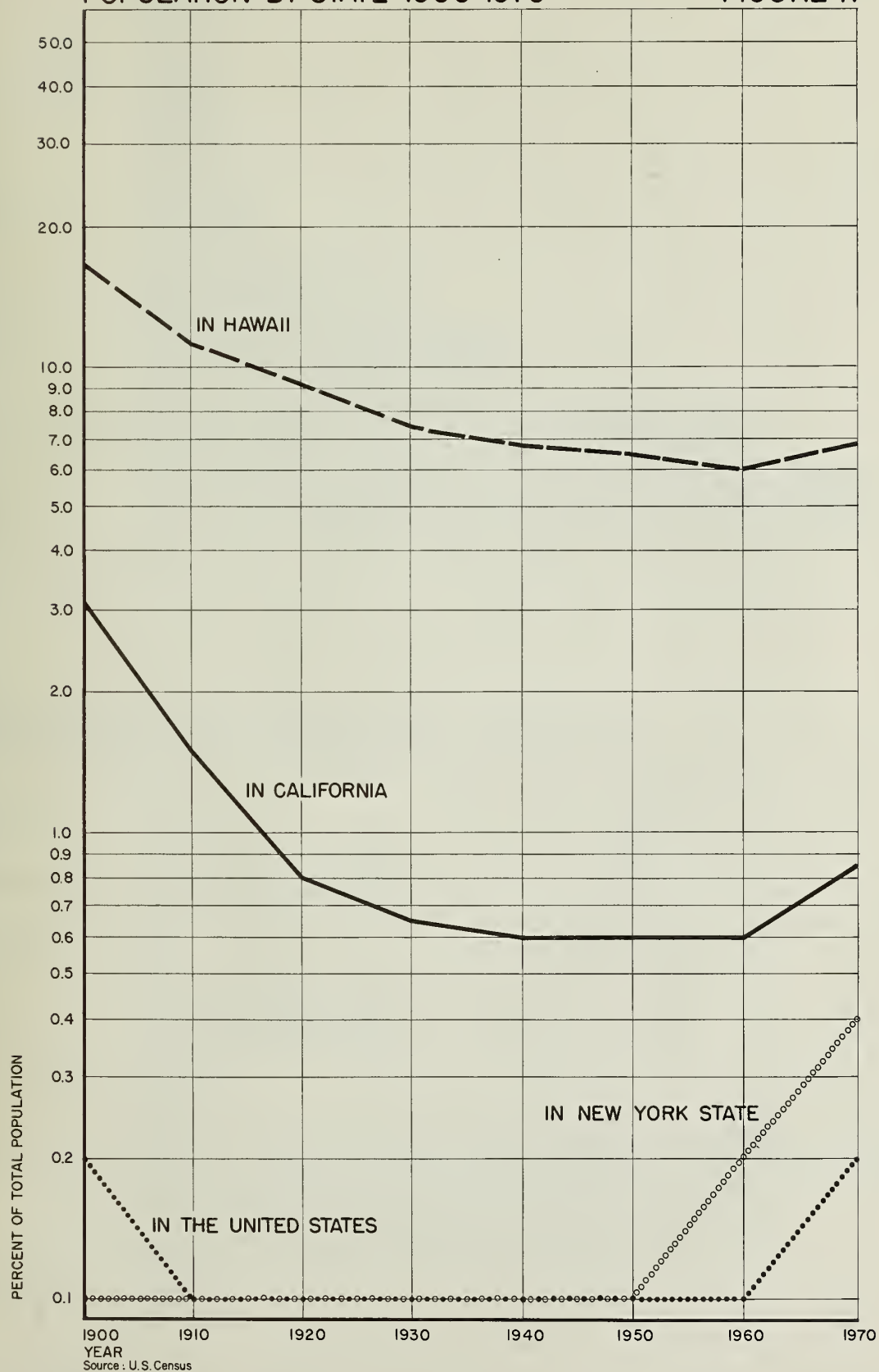






# CHINESE POPULATION AS A PERCENT OF TOTAL POPULATION BY STATE · 1900-1970

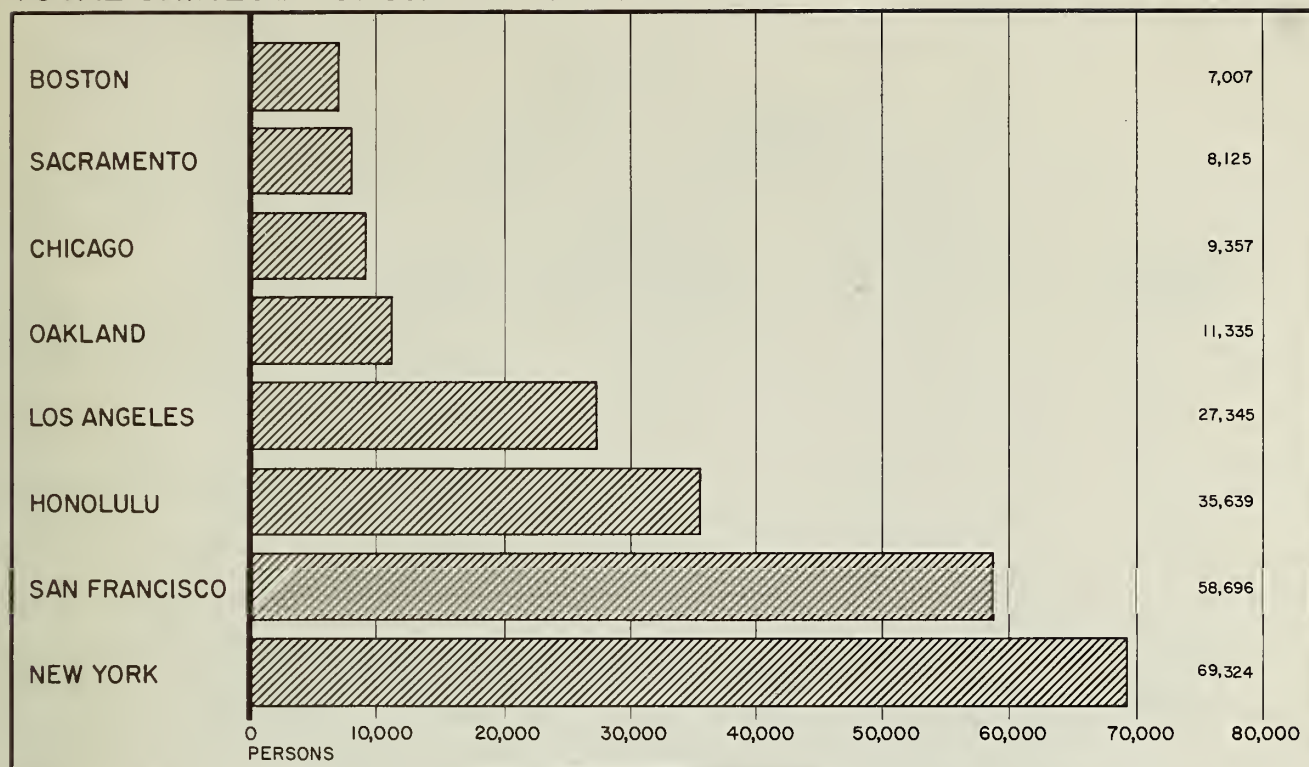
FIGURE II





TOTAL CHINESE POPULATION IN CITIES · 1970

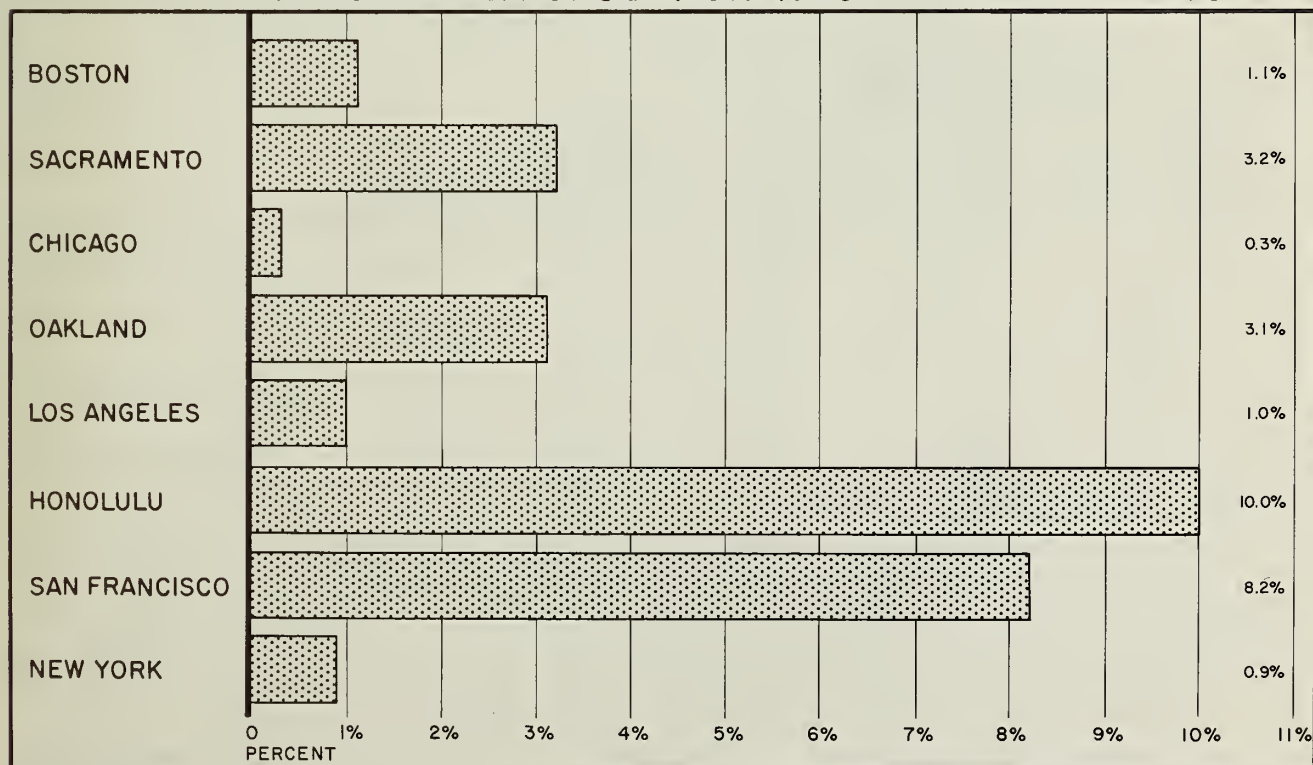
FIGURE 12



Source: U.S. Census 1970

CHINESE POPULATION AS A  
PERCENT OF CITIES' TOTAL POPULATION · 1970

FIGURE 13



Source: U.S. Census 1970





TABLE 15  
PERCENT OF ALL PERSONS BY PARENTAGE, 1970

	All Persons	% Native of Native Parentage*	% Native of Foreign or Mixed Parentage*	% Foreign Born*
San Francisco	715,673	55.7%	22.7%	21.6%
Core Area	9,124	11.8	28.4	59.8
Residential Area	31,553	20.8	28.2	51.0
Expanded Area	56,013	29.2	27.8	43.0

\*"Native of native parentage includes native persons, both of whose parents are also native of the United States. Native of foreign or mixed parentage includes native persons, one or both of whose parents are foreign born. ...Foreign born population includes all persons not classified as native (i.e.)...(not) born in the United States, Puerto Rico, or a possession of the United States." 1970 Census Users' Guide, Part 1, U.S. Department of Commerce, Bureau of the Census

TABLE 16  
PERCENT OF ALL PERSONS BY COUNTRY OF ORIGIN, 1970

	All Persons	% Native of Native Parentage	Foreign Stock*		
			% Born in Italy	% Born in all Other Listed Countries	% Born in all Other Non-listed Countries
San Francisco	715,673	55.7%	4.1%	19.5%	20.7%
Core Area	9,124	11.7	0.3	3.5	84.5
Residential Area	31,553	20.7	2.5	5.1	71.7
Expanded Area	56,013	29.1	5.6	7.9	57.4

\*Foreign stock includes the native population of foreign or mixed parentage and the foreign born population. The foreign stock is classified by country of origin - either country of birth or country of birth of parents. All listed countries of origin are United Kingdom, Ireland (Erie), Sweden, Germany, Poland, Czechoslovakia, Austria, Hungary, U.S.S.R., Italy, Canada, Mexico, Cuba, other America. Non-listed includes all others and not reported. In Chinatown Expanded Area, the countries of birth of the majority population are the non-listed ones (like China, Hong Kong, Philippines, etc.) and at a lesser extent, Italy.

# Table 1

Summary of the results of the analysis

Variable	Mean	Standard Deviation	Minimum	Maximum
Age	35.2	12.5	18	65
Gender	1.2	0.4	1	2
Education	12.5	2.1	9	16
Income	25.3	8.7	10	45

The results of the analysis are presented in Table 1. The mean age of the sample is 35.2 years, with a standard deviation of 12.5 years. The minimum age is 18 years and the maximum age is 65 years. The gender distribution is 1.2 for males and 0.4 for females. The mean education level is 12.5 years, with a standard deviation of 2.1 years. The minimum education level is 9 years and the maximum education level is 16 years. The mean income is 25.3, with a standard deviation of 8.7. The minimum income is 10 and the maximum income is 45.

# Table 2

Summary of the results of the analysis

Variable	Mean	Standard Deviation	Minimum	Maximum
Age	35.2	12.5	18	65
Gender	1.2	0.4	1	2
Education	12.5	2.1	9	16
Income	25.3	8.7	10	45

The results of the analysis are presented in Table 2. The mean age of the sample is 35.2 years, with a standard deviation of 12.5 years. The minimum age is 18 years and the maximum age is 65 years. The gender distribution is 1.2 for males and 0.4 for females. The mean education level is 12.5 years, with a standard deviation of 2.1 years. The minimum education level is 9 years and the maximum education level is 16 years. The mean income is 25.3, with a standard deviation of 8.7. The minimum income is 10 and the maximum income is 45.

TABLE 17

## PERCENT OF FAMILIES BY INCOME IN 1969

All		I n c o m e   i n   1 9 6 9						
Fami-	\$3,999	\$4,000	\$7,000	\$10,000	\$15,000	\$25,000	\$50,000	
lies	or less	-6,999	-9,999	-14,999	-24,999	-49,999	or More	
SF 165,342								
100.0%	14.2%	15.2%	17.7%	25.8%	20.0%	5.8%	1.3%	
CA 1,925								
100.0%	30.6	27.7	16.3	13.7	7.5	3.3	0.9	
RA 6,448								
100.0%	22.9	20.2	18.1	19.4	13.2	4.5	1.7	
EA 11,679								
100.0%	17.6	18.5	17.8	22.9	15.1	5.9	2.2	
<hr/>								
1969:	Median Income				Mean Income			
SF	\$10,503				\$12,507			
CA	6,160				8,826			
RA	8,061				10,958			
EA	9,406				12,315			





TABLE 18  
NUMBER OF HOUSEHOLDS WITH INCOMES  
BELOW POVERTY LEVEL\*, 1970

	Household		Family		Primary Individual	
	No.	% of all Households	No.	% of all Families	No.	% of all Pri. Ind.
SF	39,788	14.6%	16,326	9.9%	23,462	21.9%
CA	1,082	28.2	404	21.0	678	35.4
RA	2,822	22.5	1,032	16.0	1,790	29.4
EA	4,145	17.9	1,421	12.2	2,724	23.8

"Families and unrelated individuals are classified as being above or below the poverty level, using the poverty index adopted by a Federal Interagency Committee in 1969. This index provides a range of income cutoffs or 'poverty thresholds' adjusted to take into account such factors as family size, sex and age of the family head, the number of children, and farm-nonfarm residence. The poverty cutoffs for farm families have been set at 85 percent of the nonfarm levels. These income cutoffs are updated every year to reflect the changes in the Consumer Price Index. The poverty threshold for a nonfarm family of four was \$3,743 in 1969. For a detailed explanation of the poverty definition, see Current Population Reports, Series P-23, No. 28, 'Revisions in Poverty Statistics, 1959-1968'." PHC(1)-189 Census Tracts San Francisco-Oakland, Calif. SMSA, U.S. Department of Commerce, Bureau of the Census, Appendix B.



TABLE 19

SELECTED CHARACTERISTICS OF FAMILIES  
WITH INCOME BELOW POVERTY LEVEL, 1970

	No. of Families	Mean Family Income	% Receiving Public Assistance Income*	% With Related Children Under 18	% With Female Heads	% With Family Heads 65 Yrs. and Over
SF	16,326	\$1,710	30.1%	65.1%	44.1%	18.5%
CA	404	1,972	17.3	50.7	12.4	35.6
RA	1,032	1,845	12.9	55.6	13.2	34.4
EA	1,421	1,814	10.8	51.5	15.0	33.8

\*Income from public assistance or welfare includes amounts received from Federal, State and local public programs such as aid for dependent children, old-age assistance, general assistance, and aid to the blind or totally disabled. Excludes separate payments for hospitals or other medical care. 1970 Census Users' Guide, Part 1.





TABLE 20

GROSS RENT AS PERCENTAGE OF INCOME - PERCENT  
OF UNITS SPECIFIED RENTER-OCCUPIED  
BY INCOME RANGE, 1970

Less Than \$5,000	Total Renter- Occupied Units		Gross Rent as Percentage of Income		
	No.	%	Less Than 25%	25% or More	Not Computed*
SF	75,819	100%	9.6%	80.7%	9.7%
CA	2,181	100	32.9	60.0	7.1
RA	5,921	100	25.3	66.9	7.8
EA	9,311	100	18.4	72.8	8.8
<hr/>					
\$5,000- \$9,999					
SF	69,044	100	56.0	41.6	2.4
CA	1,085	100	76.4	20.8	2.8
RA	3,885	100	66.6	31.3	2.1
EA	7,550	100	59.3	38.5	2.2
<hr/>					
\$10,000- \$14,999					
SF	31,480	100	90.0	7.6	2.4
CA	326	100	93.0	5.5	1.5
RA	1,522	100	92.4	5.7	1.9
EA	3,312	100	90.1	7.9	2.0
<hr/>					
\$15,000 Or More					
SF	21,074	100	95.1	2.0	2.9
CA	177	100	100.0	--	--
RA	902	100	94.8	3.1	2.1
EA	2,348	100	95.3	3.5	1.2

\*Units for which no cash is paid and units occupied by families or primary individuals who reported no income or a net loss comprise the category "not computed." PHC(1)-189, Appendix B.



TABLE 21

## PERCENT OF HOUSING UNITS BY YEAR STRUCTURE BUILT

	All Year-Round Units	Year Structure Built					
		1969 to March 1970	1965-1968	1960-1964	1950-1959	1940-1949	1939 or Earlier
SF	310,383 100%	0.6%	3.6%	5.4%	8.4%	15.1%	66.9%
CA	4,284 100%	0.1	1.0	1.7	4.6	5.1	87.5
RA	14,510 100%	0.8	2.3	3.4	3.2	5.1	85.2
EA	27,139 100%	0.4	2.2	4.2	4.0	6.0	83.2

TABLE 22

PERCENT OF OCCUPIED HOUSING UNITS  
BY YEAR MOVED INTO UNIT

	All Occupied Units	Year Moved Into Unit				
		1968 to March 1970	1965-1967	1960-1964	1950-1959	1949 or Earlier
SF	295,174 100%	37.5%	18.8%	15.3%	15.2%	13.2%
CA	4,055 100%	29.5	26.1	16.9	15.8	11.7
RA	13,728 100%	36.6	21.0	16.8	13.6	12.0
EA	25,702 100%	39.0	20.3	15.7	13.0	12.0

All data compiled in Appendix IV are from the 1970 U.S. Census.





## CITY AND COUNTY OF SAN FRANCISCO

JOSEPH L. ALIOTO, MAYOR

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EDWARD I. MURPHY, Assistant Director  
DEAN L. MACRIS, Assistant Director, Plans and Programs  
R. SPENCER STEELE, Assistant Director, Implementation  
LYNN E. PIO, Administrative Secretary

This report was prepared by Moira S. So, Planner II.  
Graphics were prepared by Ruth Durbin, Jean Cody, Fred Yung,  
Donald Maxcy and Donald Brown under the direction of Frank  
Hendricks. Lenora Lee and Barbara Barck rendered clerical  
assistance.















